

20166 Hilltop Ranch Specs, Features & Upgrades

400 ft above sea level
Framed on 16" centers
Full OSB wrapped
LP smart siding, with natural stone.
Kitchen island has gas lines plumbed for gas cooktop.
All sewer plumbing 4" with clean outs on both ends of the house.
Tech shield OSB on roof.
Low E double pane windows.
Programmable thermostats
Hardwired with battery backup smoke detectors
Very energy efficient.
Crown molding throughout downstairs.
All doors and windows downstairs have custom fluted casing with rosettes
Coffered ceilings in primary
Granite in kitchen and master bath
Central vac
Custom cabinets
Built in gun safe in master closet (stays)
Brazilian iron oxide hardwood floors (glue down).
New carpet / paint upstairs
Solar screens on front
Roof has Water and ice barrier put down before 50-year shingles (3 years old)
Exterior Paint 3 years old.
Wired Speakers for music throughout the house (master BR, living, and game room)
Game room insulated ceiling, walls, and floor for sound proofing.
Insulation through sub floor for sound proofing between floors.
Double layer blown in insulation in attic
Whole house wired 12/ 2 and each plug / switch wrapped on prongs (not pushed in). Pushed in gets loose and can cause fires.
Dedicated wire circuits for microwave, each refrigerator and freezer.
9 ceiling fans
Upstairs built-in desk (also dedicated plug for computer)
Dedicated plugs on each bathroom vanity
Storage over canopy in RV storage
Newer water 50 gallons propane heater
18x50x14 RV storage has 30 Amp service with room to open all slide outs.
Workshop has Air-condition and large exhaust fan.
Secluded back deck.
Low tax rate with no Mud taxes

Super low energy bill is important. We live at 68 at night but with the LED fixtures, insulation, solar screens, double pane windows and programmable thermostats we keep it low. Again Sub \$250 and that's the high side.

Kitchen under and over cabinet lighting.

Plugs above upper shelves in the living room and master bathroom.

Original redone Mantle from home in Galveston during the great flood of 1900. \$5,000 value.

Direct vent fireplace that remote control can be added.

Whole house sound system ties into one central location in the master bedroom.

Plugs around the entire house in the eaves for Christmas lights hooked to a single switch in the foyer for ease.

For all plugs if the plug is upside down there is a light switch.

Fixture above the electric cooktop came from New Orleans.

Electric cooktop is plumbed for gas and electric.

\$15,000 wrought iron and oak custom staircase.

Additional wood and ceramic flooring, tile, wrought iron, and trim etc. is in the attic should it ever be needed.

Custom built by the owner / builder.

Over engineered slab with piers set every 8 feet.

Auto light switches in every closet

3.05 acres

Furnace, water heater, and fireplace. All propane. Tank is leased.