

The home at 26400 Red Oak Hollow - built 2016 Not in flood zone , never a water problem. 5 years old

Living area first floor approx. 2000 sq. feet and 200 sq. feet second floor and 500 Sq. ft. garage with epoxy floor finish and real stair case to attic.

1-foundation is pre stressed 3000 lb. reinforced concrete with 30 inch reinforced beams throughout beyond test bore and soil requirements. Owner was a commercial industrial builder and understands the best money is sometimes best spent on things you do not see.

2-floor slab 4/5 inch 3000 lb. steel reinforced monolithically poured with foundation.

3-Framing typical 2x4 walls, 2x6 roof rafters and wood sheathing hurricane standards.

4-All brick exterior with cement board soffits and fascia non combustible surfaces.

5-Standing seam heavy gage steel roof 50 year plus life expectancy.

6- Complete gutter guard system rain collection system. No debris can collect. All down spouts 3x4 and underground drainage system accept 2 on concrete driveway.

7- Drive way- Geo-mat subbase, 4 inch stone and 4 plus 3000lb # 10 steel mesh reinforced with 6 steel reinforced concrete curbing. Drive way entrance is stone and brick with hard wired lighting dawn to dusk system. Entrance is gated double swinging ornate iron with security camera and gate ring system. Includes outlets for holiday lighting.

8-The entire house including attic and garage is foam insulation.

9-All windows are triple E and solar reflective.

10-HVA system is 2 stage Goodman heat pump. Goodman is made in Texas reliable and easy to get parts and service. The system also includes filtered make up air system exchanging the entire house with fresh air every 10 days. With the attic foam insulation all the equipment and duct work is temperature regulated reducing a substantial reduction in heating and cooling loss.

11-Hot water system is an energy efficient gas fired instant-hot.

12-Oven and clothes dryer are gas but set for electric if wanted

13-Gas source is a 1000 gal buried tank just filled and should last 4-5 years.

14- Electric is Saint Bernard with average energy bill of \$130.00 Backup system is a whole house and shop 22K generic automatic system. Home has 200 amp service.

15-All ceilings are 10 to 12 ft. with entrance 20ft.

16- all attic decking $\frac{3}{4}$ plywood

17 – home has a central vacuum system.

18-elevator to 2nd floor bed room Stiltz duo 2 person

19-All cabinets in kitchen and baths are real maple wood with granite tops

20-home has hard wired alarm system.

21-water source is well approx. 185 with 2HP pump (one year old) static pressure 50 ft. well capacity 50 gal per minute. Well test are perfect potable water.

22-Add to water system Culligan softener and under counter purification system.

23-concrete patio 16x32 with outdoor fire place and pizza/bread oven. Structure has ash drops/clean outs and built in wood storage areas (3)

Shop 30x55 10 walls Hawthorne heavy duty galvanized steel building with 26 Ga./ 40 year exterior. 5 years old

- 1- Insulated walls and ceiling
- 2- Full lighting and outlets in metal conduit. 100 amp service.
- 3- Gas heating system
- 4- Water line
- 5- Built in cabinets and work benches
- 6- 2 sides half brick to match house
- 7- Gutters and down spouts ties into underground drainage
- 8- Simple safe alarm system.

Well house 8x8 and tornado shelter

- 1 all brick to match the home
- 2- reinforced concrete walls and roof with steel door for tornados.
- 3-lighting –outlets and solar ventilation system.
- 4- Concrete floor
- 5- 80 gal. Fiberglass water tank

Mower building 16x24 - 3 years old

- 1- Concrete floor on raised pad
- 2- 2x4 standard walls and truss framing corrugated composited roof with gutters

- 3- 110 outlets and lighting system
- 4- Water bib and irrigation for orchard and tree farm
- 5- 8x8 sliding doors and 4x4 windows

Pond and gazebo

- 1- Pond approx. 2/3 acres with perimeter concrete and brick walls. The pond is about 8ft deep and stocked with Koi and other fish.
- 2- Pond has sprayer and air bubble system for healthy aquatic life
- 3- 2 wood docks and paddle boats with boat storage rack and lighting.
- 4- Pond deck and walk way on 11 concrete pilings in cased fiberglass. All lumber is treated 3 years old.
- 5- Gazebo is 12x12 pagoda style Amish crafted in Pennsylvania and shipped to Texas 3 years old. Gazebo has 110 outlets, lighting, well water and ceiling fan.

Lawn and gardens

- 1-Numerous well established irrigated gardens and trees
- 2- Grape arbor
- 3- Brick apse and arch ways, marble statue, granite seats glass work.
- 4-Lion water fountain

3Entire acreage of the 26400 lot is irrigated and mostly saint Augustine grass

Many hose bibs through the property

Bridges spanning run off waterway

- 1-Lion Bridge/ made of reinforced concrete and brick spanning 20 ft. with extensive retaining walls and rock gardens. Gardens are irrigated. Bridge has outlets and lighting package.
- 2-Dracgon Bridge /extending approx. 65 ft. made of treated lumber with lighting outlets and hose bibs each end.
- 3-Arch bridge/ reinforced concrete and 23 brick arches approx. 130 ft. in length with potential in place lighting package.