House	
2940 sq feet	
3 bedrooms	
2 1/2 bath	
New electric	
New Plumbing	
All new Windows and doors	
Built 1967	
Brick Exterior	
Oversized fireplace	
2 car garage	
New A/C-MAIN UNIT PLUS 4 mini-splits in bedroomS and mast	er bath
Custom Built Ins	
10 foot high Ceilings throughout	
Architect designed remodel	
Vichael Edwards custom mudroom cabinets	
Open concept Dining room/kitchen/living room	
Michael Edwards custom cabinetry throughout	
Resort master bath with dual walk-in shower	
Private Master suite	
Acacia hardwood floors throughout	
3 spacious porches	
New insulation in attic	
Fresh interior and exterior house paint	
Spacious bedrooms	
Marble Countertops in kitchen	
GE Café matte black new appliance package	
Quartz Countertop in bathrooms	
Crystal Clear water in house	
Well water for exterior water	
Roof replaced in 2019	
Aerobic Septic replaced in 2019	
Single story	
2 car garage	
Generator plug wired directly to fuse box	
Dutdoor fireplace	
Dry bar with beverage cooler	
Vaster walk-in closet	
Laundry Room	
Barn Door to laundry room	
/intage pantry doors from Mexico	



<u>Property</u>	
Ag Exempt	
30.66 Acres	
Cleared Property of all mesquite and huisache	
Mature Trees	
Tank	
3600 sq foot metal barn with Electric	
Horse Stable	
Completely fenced	
Swimming pool	
Outdoor pavilion	
Outdoor Kitchen	
1500 foot deep well	
Capped septic on property for possible second homesite	
Distance to Austin Airport - 35 minutes via I-130	
Distance to downtown San Antonio - 45 minutes	
Shooting Range	
Tractor purchased in 2019 negotiable	



HOUSE PERKS:
Mudroom:
Outlets in 2 tall cabinets
Dining Room
Dimmable pot lights
Dimmable chandelier
<u>Kitchen</u>
Storage under seating edge of island
Outlets on either end of island
Dish dividers in island drawers
Under cabinet lighting
Garbage disposal
GE Café matte black appliances
Under cabinet outlet strips
Vintage iron stove door as stove backsplash
Pull out trash cabinet
Lazy susan corner cabinet
Dimmable pot lights
Living Room
Multiple outlets in built in cabinets
Dimmable pot lights
<u>Hallway</u>
Attic Access
Master Suite
Outlet in middle drawers
Dual shower head with rain head and hand held
Hot water run to toilet for bidet

