

8256 Highland Ranch Road, Caldwell, TX 77836

HOME FEATURES & UPGRADES

HOME

2184 Square Feet
20.5 Acres (Wildlife Exemption On 19.45 Acres)
Tankless Water Heater With Recirculating Pump
Pentair Whole House Water Filter System With UV
Two Air Conditioning Units
Dual Zone HVAC
Foam Insulation
Fully Fenced Property (5 String & Cedar / 3 Entry Gates)
HOA Community / No Dues
City Water
Septic Tanks
Custom Lighting Package, Inside & Out
Gutters With Leaf Guard / Rain Chain
Whole Home Surge Protector at Main Panel
Soffit Christmas light plugs
Energy Efficient Windows
Two Alarm Panels (Not Currently Monitored)

EXTERIOR

Gas-Assist Wood Fireplace
Gas Line For BBQ On Back Porch
Small (Owned) ZochNet Internet Tower On Property
Shipping Storage Container On Property Stays (10 x 30)
Cedar Posts With Stone Throughout Outside Porch Areas
Premium Stain on Porch Posts
Propane Tank On Property (Leased)
Oversized Exterior Doors (8 Ft)
2 RV Hookups (Electricity, Sewer & Wifi Cable)
Cut Trails
Small Pond



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INTERIOR

Mudroom
Iron Front Door
Cedar Beams In Main House
Barn Doors Throughout
Abundant Natural Light
Open Concept Floorplan
Tile Kitchen & Bathrooms
Custom Trim Work Throughout
All Bedrooms Have En Suite Bath
Bamboo Vintage Port Fossilized Plank Flooring Throughout
Hallway Niches With Lighting
Interior Gas Log Fireplace
Coffered Wood Tongue & Groove Ceilings In Bedrooms
Jack Daniel Whiskey Barrel Sink In Half Bath
Elite Steam Unit in Primary Shower With Aromatherapy Oil Well
Oversized Primary Shower (Incl. Rain Shower Head, Seat, Foot Rest, Handheld Shower Head)
Old World Hand Texture Finish In Open Area & Halls
Venetian Plaster Walls In Main Living Areas
Bench Window Seat With Storage In Secondary Bedroom

KITCHEN

Tile Flooring
Custom Built Cabinets
KitchenAid Appliances
Upgraded Cabinet Hardware
Stainless Steel Farmhouse Sink
Knotty Alder Cabinets – To Ceiling
Chiseled Edge Countertop On Breakfast Bar

OTHER

Refrigerator Is Negotiable
Large Cab Tractor With Bucket, Grapple & Brush Hog For Sale (112 Hours)

