

11200 FM 362 Navasota, TX 77868

Lot 9 Vista Hills Community

June 23, 2022

Property Focus: Lifestyle | Entertainment | Hay Production | Amazing Shop

Agricultural Property Tax Exemption

15,623 Sq. Ft. Total Conditioned Space

UPGRADES, REPLACEMENTS, ADDITIONS & HIGHLIGHTS OVER 3 TO 5 YEARS

- 4678 Sq. Ft. Main House

- Replaced complete Roof: (September 2020)
 - Replaced Metal on Porte Cochere & Gazebo,
 - Added Metal to Back Patio, Front Porch, Side Eyebrows, New Dormers
 - Revised Dormers Placement and Style
 - High Profile Timberline (30 Year) Shingles remainder of roof.
- Replaced all windows and door with high grade Kolbe Vistaluxe / Low E doors & windows.
- Added 18' wide Patio sliding doors between Living & Patio.
- Opened previous laundry room to hall and converted to Library.
- Replace floor in storage room of large utility with wood.
- Added cabinet above sink in large utility room.
- Painted all interior and exterior including gutters and downspouts.
- Removed all carpeted areas and replaced with matching wood floors.
- Upgraded and replaced the fireplace logs and operating system.
- Replaced undercounter Ice Maker
- Replaced Oven
- Add horizontal fence at Carport (Street side)
- Replace all gates at pool equipment and Well/ Generator enclosure.

- Porches, Patio, Gazebo, Porte Cochere & Walkway:

- Added beaded wood Ceilings:
 - Front and Rear Porches Painted
 - Porte Cochere. Added clear coated Beaded Wood
 - Gazebo. - Added clear coated beaded wood.
 - Added new roof tied-in from Gazebo to Outdoor Fireplace with Exposed beams and clear coated beaded wood.
 - Added treated lattice to Pergola Area at Fireplace.
 - New ceiling Fans for Rear Patio (4)
 - Replaced condensing unit Main Living Area.
 - Replaced walkway from Porte Cochere to Front Porch with Concrete and Flagstone.

- *2370 Sq. Ft. - Remodeled Guest House (2016)*
 - Upgraded all windows & Increased Guest House Entry Door height to 9'. (Kolbe VistaLuxe)
 - Replaced Fireplace and new Gas Logs and Stone Face.
 - New Wood floors.
 - Painted all walls and trim
 - Custom Painted cabinets and trim.
 - Added reclaimed wood to exterior walls and canopy columns.
 - Added remote controlled shades.
 - Added Beverage and Wine Cooler.
 - Added Ice Machine
 - Viking Range
 - Sub-Zero Refrigerator
 - Polished/Stained Work/Utility Room
 - New 5 ton HVAC unit with T-stat operated Damper to Game Room.
 - Fully Wired – AV Surround Sound with Ceiling Speakers

- *1500 Sq. Ft. Enclosed and Conditioned Attic Above Guest House.*
 - Electric Lift for Access

- *6000 Sq. Ft. - Metal Building Shop Areas Including Add-on*
 - Added 40' X 95' metal building to the existing metal building.
 - Added 15' X 48' extension to existing building.
 - Commercial electrical system.
 - Double metal finished walls (interior and exterior) with high efficiency insulation
 - R-30 Ceiling Insulation
 - Polished and stained concrete floors of existing and new shops.
 - Added Six 14' X 14' Commercial Insulated overhead doors. (suitable for RVs)
 - 8" thick slab for RV loads.
 - Four (4) Full RV Connections (50 amp Electric, Sewer & Water) for guest.
 - Two Inside Shop
 - Two Outside
 - Pneumatic Air Lines, hoses, and reels throughout new and old shop.
 - Water hose bibs throughout shops.
 - Highly efficient lighting.
 - 5-ton HVAC unit in new shop for humidity control.
 - 3.5-ton HVAC unit in existing shop & attic storage.
 - Fully wired for AV Speakers and TVs.

- *875 Sq. Ft. Game Room/Office in the Extended Existing Building (2018)*
 - All new construction framed inside metal insulated building.
 - Bar with Ice Machine and Beverage /Wine cooler
 - Metal building and interior walls of room insulated independently.

- New 5-Ton HVAC unit with Thermostat Controlled Damper for Game room and Guest House. (Noted above)
 - Additional New 2-Ton unit to assist Game Room/Office when required.
 - Custom Cabinet for Office and Bar areas.
 - Upscale Granite for Work Desk and Bar.
 - Stone face on Hight Bar half wall.
 - Wood Floors
 - Reclaimed Wood Wall.
 - Rejuvenation Ceiling Fans
 - Fully wired and speakers for AV Surround Sound
- *35 KW Water Cooled Generator*
 - Enough power to operate the entire metal building and guest house.
 - 500-gallon propane tank underground.
- *Grounds / Lawn / Landscaping / Paving*
 - Site monitored by Cameras and multiple security systems
 - Expanded new custom entry gate. (suitable for RV and Trailers)
 - LOGO Letters removable
 - Coastal Wind Gate Openers
 - Door King Commercial Lighted Keypad System
 - Multiple Remote Controls
 - Phone access operation.
 - Computer App for controls
 - Extensive New Heavy Duty Asphalt Entry and Paving Areas for RV and Trailer entry/Exit Front and Rear of Shops (See Google Earth Views)
 - Heavy Duty Concrete barrier and retaining wall around exterior of paved areas.
 - New Fence for Equipment Screening South of the New Shop.
 - New Landscape Areas.
 - Expanded Landscape Lighting to every tree and Landscape areas.
 - Beautifully lighted property at night.
 - All New Upgraded Fence on Front property line.
 - Extensive Repairs and Expanded Lawn and Landscape Sprinkler system with remote controls
 - Sprinkler fully Covers approximately 3.5 acres. (48 Zones – 2 Systems)
 - Extensive Landscape areas added with sprinklers
 - New Water Well Pump and Upsized Pressure tank.
 - Fully insulated for cold weather.
 - 2" water line around entire property.
 - Revised and lined drainage areas with Bull Rock.
 - New Collegiate Sized Sand Volleyball Court or Future Garden.

- New Champion Size Horseshoe Pit with Washer/Bean Bag Pitching Area.
- Repaired, Resurfaced and New Equipment for Fountain.
- New Drainage in Front of House with Bull Rock.
- RegROUTED Flag Stone deck around pool area.
- New Pool Equipment:
 - Two pumps
 - Pool Sweep (two sweeps for spare) with new pump.
 - New Spa/Pool high efficiency Heater
 - New LED Pool Light system.
 - 2-250-gallon propane tanks underground.
- Cleaned and resurfaced front fountain with new equipment
- Extensive landscape lighting controlled by Pool Equipment Control box and individual timers for some areas.