

**494 Hostetter Road**  
**What we love and will miss about this home**

***The House:***

1. Gorgeous English-Cottage style home that is unique in this area.
2. Bright and full of light with new custom, high-end window treatments.
3. Kitchen that has a place for everything without being so overwhelming that it takes hours to clean.
4. So much storage throughout the house...has tons of space!
5. Brand new high-end well pump (2022), septic was just pumped (2022), new A/C (2020), and recent roof (2017).
6. Cool in the summer, warm in the winter, and with a generator so that you never lose power during bad weather or winter freezes!

***Outside:***

7. Park-like setting with large mature oak trees and awesome outside patio, perfect for hosting friends and family.
8. Fantastic garden with fruit trees and herbs.  
*This home was previously owned by a master gardener, who planted a beautiful array of fruit trees (like fig, pecan, and citrus), herbs (like passion flower, vitex, and more), and flowering bulbs.*
9. No clay!  
*We love that the property is mostly made up of sandy loam soil, which means it drains beautifully. Clay soil is common in this area and causes a lot of standing water (and mosquitoes), so this soil composition is a much sought-after natural feature.*
10. Cleared Pasture.  
*We cleared and fenced the pasture, and there are also other areas that have just recently been cleared and seeded, ready for future gardening or grass.*
11. Really wonderful and caring neighbors.
12. Peaceful creek kids love to explore.