

## 246 Bobcat Run Bungalow's

### 8.19 Acres/6 Cabin's/Water Well

**Cabin 1:** At the Beach; This Beach themed split level home **sleeps 8**. Upstairs has the kitchen, bath, LR (futon) and a large bedroom which has two queen beds. The downstairs consist of a bedroom (one queen bed) and bathroom. It has a covered BBQ Pit on a nice balcony shaded by large majestic Oak trees.

**Two bedrooms (one up and one down) and two whole baths.** This is a split-level home and the downstairs bedroom/bath is accessed from outside only, not attached to upstairs. **1280 sf**

**Cabin #2 :** Currently being used as the front office (downstairs)/storage (upstairs). There are **NO beds upstairs except for a small single**. This cabin needs to be re-leveled, reflected on the disclosure form. It could be used as a rental in the future.

Three bedrooms upstairs. It has a tall gambrel style roof so the "bedrooms" are divided by walls only. Kind of like cubicles in an office. It has one bathroom. **870 sf**

**Cabin 3:** Western Style; This Western themed cabin sits atop the hill overlooking the other cabins. It **sleeps 4** and has a very open floor plan. There is one queen bed and futon with a cute loft that has a queen mattress. The back door is glass and don't be surprised to see Deer cutting through the woods! It has a front porch with picnic table.

**Loft has a bed and downstairs has a bed. Open floor plan, one bathroom** – which is the only private room. **600 sf**

**Cabin 4:** On the Rocks; This cute Rock Cottage **sleeps 6**. It has **two bedrooms (one full /one queen bed)** and the Living room has two singles and a futon. It has a private picnic table on side complete with fire ring and Out House. Ok, the Outhouse hasn't been used in decades but it's a cute photo opportunity!

**Two bedrooms, one bath, 690 sf**

**Cabin 5:** Little Bit of Texas; This Texas Style cabin has a wood front with Barn Red sides. It **sleeps 6**. It has a private bedroom (one queen), a super comfortable futon in LR (extra thick mattress) and a loft that has a queen mattress. It has a covered sitting area complete with wood chairs, fire ring and BBQ Pit.

One bedroom, bed in loft, one bath (this is the only "flat" ground unit and could be handicap accessible with the addition of concrete walkways for ease of use. This is Texas hill country and there is hard ground and a lot of rocks...**504 sf**

**Cabin 6: Two bedrooms, mattress in loft, one bath, 1080 sf**

#### **Cabins 1-6:**

No washer/dryer in ANY of the units

All units have stove, fridge, microwaves, No disposals. **Cabin #3 has stove top only.**

ALL units are NOT handicap accessible except #5 (it is the only one that has totally flat ground/no stairs).

Furniture will stay in ALL units along with window coverings.

There are no "marked" parking spaces but each cabin can easily handle 4-5 vehicles with the exception of unit #3 (on hilltop), I only allow two vehicles there.

#### **\$\$\$:**

Off season averages around \$140 in electric per month.

On season runs around \$400 in electric per month.

Open Memorial weekend through Labor Day.

All cabins have window units except for cabin #6 which has central heat/air. We use PEC.

There are NO water bills (well).

**NOTE: electric is cheap off season because each cabin is shut down; well pump turned off, water drained-heaters and cut-off breakers.**