



414 Wrangler Rd Property Info

Outside:

Custom landscaping designed and installed by "Enchanted Gardens" in Richmond Tx

Outside Landscape lighting (night) in all flowerbeds and front yard

House built at 115 ft (4 ft above Base flood elevation in 2017) Flood insurance cost ~\$850 yearly.

Bell bottom piers / structurally designed and approved by appropriate parties. (included in files)

Crawl space created below fully graveled and closed with rock exterior on the front

Aerobic Septic System installed in 2017 (three sprinkler heads) New pump installed in June 2023

Brand new well - depth of 315 feet / PUMP SIZE 1 ½ horse power PIPE SIZE 4" (Drilled by Southern Water Wells) 2/2023

Crushed concrete driveway with full concrete for parking

Crushed gravel area for parking of horse trailers and other equipment (installed 2023)

Includes Shop: 40 ft (length) 30 ft wide Older AC (build 1994) two fully functioning garage doors / can be used as a large garage or shop. Not connected to the house.

Barns:

Barn 1: 4 stall horse barn with concrete aisle. 24 ft wide x 32 ft length (wood construction/ built 2020) includes electric and water.

Barn 2: Metal Horse Barn 40 ft Width by 60 ft Length with a 16' overhang (tack room, feed room, hay storage, equipment storage and 5 horse stalls. 14' concrete aisleway. Metal barn and roof (built 1993) Includes electric and water.

Over 3.5 acres of fully fenced and cross fenced 4 board wooden paddock fencing with horse wire all 5 years old or less

House:

Registered as a "Star Energy Home" all electric (very energy efficient), double pane, low E windows

McElroy Metal Standing Seam Roof (lifetime warranty) reduces home insurance costs dramatically

All Kitchen aid appliances, custom cabinets, custom backsplash with upgraded 3CM granite countertops, brushed bronze hardware on all cabinets, pots and pan drawers, with corner lazy susan. Refrigerator, washer and dryer are included.

Stainless farm sink

Wood beam ceilings

Upgraded farmhouse interior doors

Custom cabinets in utility room

Hickory wood engineering flooring throughout bottom floor except bedrooms (carpet) and bathroom tile

Spare bathrooms all have custom cabinets with upgraded 3CM granite countertops

Sherwin William paint interior and exterior

2 AC units upstairs/downstairs

Mahogany Bevel Front door

Custom made Barn door, wood beams, wainscot in main living area, fully functioning wood burning fireplace

Both front and rear porches with railing, treated wood

Access from master bedroom to back porch separately

Separate His/hers closets in Primary suite

Upstairs has walk-in attic storage area

Gameroom has storage built in under window seats

Living room has surround sound speakers

Outside back porch has outdoor speakers

2 inch faux wood blinds with push buttons to open and close

Custom window valances