

239 HOPPERS LANE – DETAILS OF PROPERTY

HOUSE:

- 4 bedrooms, office and 4 ½ bathrooms in house and ½ bathroom in outdoor kitchen.
- Pop ceiling in dining room.
- Vaulted ceilings living room and master bedroom.
- Most other rooms have 10' ceilings.
- 9' solid core doors.
- Gas or wood burning fireplace with stone to the ceiling.
- Two bedrooms on far side have tub showers, one has a walk-in shower.
- Each room has a closet and en-suite bathroom.
- All bedrooms have fingerprint doorknobs for privacy.
- Master bathroom has walk-in shower, free standing bathtub and double sink vanity.
- 10' x 14' master closet with 10' x 14' safe room and pass-through laundry chute to laundry room.
- Large flat kitchen island with seating.
- Matching Café appliances with 10" stove vent through roof. Appliances purchased at Buddy's in Brenham (if repairs needed, they will service).
- Drink refrigerator in kitchen island.
- All soft close custom-built cabinets throughout the house.
- Six burner gas cooktop and wall mount ovens.
- Double oven with convection. Microwave also has convection.
- Walk-in kitchen pantry.
- Double washer and dryer hookups. Can use double stackable units.
- Two oversized gas on-demand water heaters for unlimited hot water.
- Ceramic tile with small grout lines for beautiful flow.
- Slab has oversized rebar and piers at every intersection.
- Double pane Anderson windows.
- Three high efficiency A/C units. One for master suite, one for central living area, and one for bedrooms on far side of the house.
- Delta faucets throughout the house.
- Oversized two car garage with insulated steel back doors (will fit Dually or long bed trucks).
- Cameras mounted on house and all Cat-6 cables ran and labeled to media closet in office.
- Extra insulated hot walls (walls that daytime sun hits). All walls, including interior are insulated.

OUTDOOR KITCHEN:

- ½ bathroom has custom cut cedar on walls.
- Memphis pellet grill installed - \$7000 value (gas also plumbed if gas grill preferred).
- Gas outlet installed on side to hook up boilers or and other gas apparatus.
- Stainless flat cook top.
- Separate hot water heater with stainless sink.
- Stainless storage doors and paper towel holder.
- Black granite countertops.
- Tongue and groove ceilings with recessed lighting and ceiling fans.

- Custom cut and tented tempered glass on each side for sun exposure.
- 12" steel beams custom welded and fabricated.

SHOP:

- 200 amp service to the shop with separate 200 amp service to the house.
- 40' x 80' insulated shop with 30' x 40' guest quarters. Walls of living area insulated for double insulation.
- 12' Ceilings with 10' ceiling in the kitchen.
- All Stainless appliances purchased at Buddy's in Brenham (if repairs needed, they will service).
- Granite countertops.
- Piers in slab at each weight bearing spot and throughout the middle of the slab.
- Pool table has new felt and professional assembly.
- Venture shuffleboard.
- Shop is set up for an ice machine and refrigerator with water lines stubbed for both.
- Hot and cold water also plumbed in the shop.
- 220 volt plug is wired in the shop.
- Electric is run (metal conduit) throughout the shop with multiple outlets throughout.
- Two: 18' wide doors. One: 20' wide door. All doors are steel back insulated doors with commercial operators. Door tracks follow the roof for clearance.
- Storage area above living area in the shop.

MORE EXTRAS:

- 1 ½ horse pump on well.
- Oversized pump house with electric run inside conduit with outlets, a light and a heat lamp.
- Industrial water softener installed.
- 1 ½ water line to each side of the house for pressure throughout.
- Separate 1 ½ water line before the softener for potential irrigation system.
- Conduit run under slab in front of garage so that a continuous loop can be installed for irrigation system.
- Deep pond is clay lined (holds water well).
- 2" water line installed to the pond (before softener).
- Electric line buried to the pier at the pond with outlets.
- Custom octagon galvanized metal pier with Trex composite decking.
- 1000-gallon propane tank buried (80 % full).
- Video of construction and drawings available.