

**280 RS County Road 3025 Emory, TX 75440**

**Interior**

All custom cabinets and solid doors are made of 'knotty alder' stained dark.

Custom made kitchen island made from antique boxcar flooring & finished with multiple coats of food safe sealer. Custom pull out bottom shelves, storage/shelves on end of island for cook books.

Kitchen cabinets also feature two slide out spice rack cabinets on either side of gas cook top. Large pull out cabinet to accommodate two trash containers.

Large kitchen with customer designed cabinets, granite countertop and ample storage was built with the chef in mind.

All door openings will accommodate wheelchairs. Ceiling fans in all bedrooms, living room as well as screened back porch. Blackout curtains and shades in all bedrooms.

Arched doorway with bullnose corners lead from living area to guest bedrooms.

Construction of all exterior walls utilize 2x6x10 lumber on 24" centers complete with closed cell spray in foam insulation providing four times normal wall tinsel strength.

Underground electrical service rated 320 amp 120/240volt provides ample power for house and both outbuildings. The panelboard is located in the laundry room. The attic is accessible via pull down stairs located in the ceiling between the two guest bedrooms. The attic is completely sealed with 'open cell' spray foam insulation and houses the gas furnace and all duct work.

**Exterior-**

8:12 pitch metal roof with gutters and down spouts. Austin limestone and entire front with the same stone as wainscot on remaining three sides with concrete based siding above. Patios on both sides of the screened porch, all overlooking the lake, boat ramp and boat/fishing dock.

Zoysia sod laid down on all four sides of the house with front flower beds and south side outlined with same white stone used on house. Landscaping was professionally done with low maintenance in mind.

Our 10+ acres is heavily wooded with mature oak, cedar, elm and ash. The entire 10 acres as well as the 5 acres of SRA lease back, was completely mulched in 2019 and we maintain the property by mowing with a tractor.

Security lighting on all four corners of house as well as on garage. 'Blink' Security System with four cameras mounted at various points around house along with driveway sensors.

Stone walkway from garage to front entrance with Arkansas River rock throughout parking area and

surrounding garage and shop.

Metal fire pit with four patio chairs on south side patio with covered picnic table on north side patio. The north side patio is plumbed with a propane gas outlet. Ample water and power outlets provided.

### **Pond and Lake Front-**

Pond aeration system runs when the sun shines.

3" steel pipe construction makes for a very solid/strong boat dock complete with ample seating for eight comfortably.

Metal screened-in fire pit, two adarondac chairs and picnic table on the lake front.

Concrete boat ramp with ample room for car/truck/boat parking, clean out and/or turn around.

### **Outbuildings-**

Two car garage with interior finished out in cedar cut diagonally. The garage has its own electrical panel, ceiling lighting, electric garage door as well as two side doors. Ceiling is finished in rusty barn tin. Covered front and west side offer plenty of room to expand.

Shop building with large garge door on south side, west side entrance and covered parking. Shop also has its own power panel located in separate storage room. Comes complete with wall mounted shelving, extra sturdy work bench and heavy duty steel shelving.

