

# IMPORTANT DATES, IMPROVEMENTS & SELLING FEATURES

**PROPERTY ADDRESS:** 13912 W 6th Street, Santa Fe, Texas, 77517

**All upgrades and improvements have been done within the past 2 years**

IMPROVEMENT MADE	DESCRIPTION
Perimeter fence	7', double sided treated pine fence around the front 2.5 acres. Cattle fencing around the back 2.5 acres
Automatic driveway gate	7', steel framed, wooden gate at the front of the property. Gate is solar powered and opens with a remote control.
Whole-house generator	Generator will power the entire house, shop, shed, office and RV 30 amp hookup.
Surge suppressor	Surge suppressor added to electric panel to prevent power surges.
Garage conversion	Garage converted to 5th bedroom (has dedicated mini-split & heating system) and added additional storage space that houses second refrigerator and deep freeze and water softener.
Water softener	Water softener installed in the added storage area when garage was converted.
Entire property regraded for drainage	\$40k in dirt work done and property regraded to divert water to the pond or creek behind the house
Irrigation pond dug	Volume when full = 313,463.693238 gallons
Drainage ditches added	Drainage ditches added along the fence line on the right side of the property and to the left of the driveway. Rebar installed in the ditch to keep animals in and other animals out.
Additional access gates	Added 2 additional access gates on the east side and the west side of the property.
Secondary access door	Secondary access door added to the front fence line to be used in the event the main gate opener fails
Parcel delivery box	Parcel delivery box with 2 access points installed next to the main gate's secondary access door. This was installed to keep packages secure and dry.

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IMPROVEMENT MADE	DESCRIPTION
Security system	Vivint Security System installed with 7 cameras. 6 cameras monitor the exterior of the property and an additional camera in the living room to monitor the front door.
Storage shed	Storage shed to the left of the house was purchased and is temperature controlled with a dedicated window unit. Additionally, the storage shed has been insulated.
Clotheslines	2 clotheslines were installed along the stone walkway by the storage shed.
Pathway lights	Pathway lights were installed along the stone walkways to illuminate them on dark nights.
HVAC	AC condenser was replaced 10/2021.
Gutters	Leafguard gutters were installed on the house and the shop.
Water heater	New water heater in 2022.
Stone pathways	Stone pathways were created from the house to the storage shed, from the house to the shop and from the shop to the office.
Shiplap	Shiplap accents were installed in multiple areas in the house, including the primary bedroom ceiling and the tray (recessed) ceilings in the kitchen and dining rooms.
Wood valances	Custom wood valances made for windows in the main living areas, kitchen, and primary bedroom. These match the shiplap.
Automatic window shades	Automatic window shades, controlled by a remote, were installed in the main living areas, kitchen, dining room and primary bedroom. They have the ability to be set on a timer if desired.

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Thermostat	Honeywell smart thermostat was installed.
5th bedroom	Cork panels were added to the garage conversion bedroom for sound proofing.
Gas leak detector	Gas leak detector was installed in the utility room.
Lighting	Undermount lighting was added to the kitchen cabinets and new pendant lighting was added above the kitchen island.
Doors	New double doors were installed on the office/secondary bedroom to provide privacy and the ability for it to be a bedroom.
Aerator	Aerator was purchased for the irrigation pond.
Insulation	Blow-in insulation was added in the walls of the house.

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## SHOP & OFFICE DETAILS & UPGRADES

IMPROVEMENT MADE	DESCRIPTION
<b>SHOP</b>	<p>40 x 40, 1600 Sq Ft, windstorm engineered shop was built. This is an engineered building that was intended to be converted into a barndominium as a secondary living area. This addition cost just under \$200k.</p> <ul style="list-style-type: none"><li>• The shop has 4 tandem, overhead/rollup doors, that are hurricane rated.</li><li>• The shop pad site was built up by 3 1/2 feet.</li><li>• It is footed 5 1/2 feet into the ground with concrete footers and hurricane rated tie downs.</li><li>• It is insulated with blown in insulation.</li><li>• It has a 40-year, 3 tab asphalt shingle roof.</li><li>• Frame was built using treated lumber.</li><li>• Grinder pump was installed at shop site to improve the functionality and storage capacity of the existing aerobic system.</li><li>• Undermount water heater installed in the bathroom.</li><li>• 20 foot lean-to was added to the right of the shop.</li><li>• Rv hook-ups added uner the lean-to which provides a 30 amp electric connection along with hookups for water and septic access.</li><li>• Two overhead industrial fans were installed.</li><li>• Leafguard gutters were added.</li><li>• Plans are available for the shop conversion to a secondary residence.</li></ul>
<b>OFFICE</b>	<p>Detached 12 x 20 building was added for an office/she-shed.</p> <ul style="list-style-type: none"><li>• The office has a 9,000 BTU Air conditioning unit.</li><li>• 100 amp breaker box.</li><li>• 5 - 15 amp outlets.</li><li>• 1 - 220 amp outlet for air conditioning unit.</li><li>• 1 interior light and 1 exterior light.</li><li>• Double doors</li><li>• Wood siding</li><li>• Linoleum flooring - "Wood-Look"</li><li>• Interior finished with clear coated, pine tongue &amp; groove.</li><li>• 2 insulated slider windows</li><li>• Window flower box</li></ul>

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## ADDITIONAL SELLING FEATURES

- Paddle boat was purchased when the irrigation pond was dug and will convey with the sale.
- Custom noodle board (stovetop cover) will convey with the sale.
- We have been using the formal dining room as a playroom, so we removed the chandelier and installed a ceiling fan. The original chandelier is available if a buyer would like to switch them back.
- There are 2 pear trees located at the front of the property. These pear trees produce a *large* amount of fruit each year.
- The pink building at the front of the property was a 2 car garage and currently being used as an additional storage area.
- The security system will convey with the sale. This is owned by the seller, not leased. Buyer will only need to set up monitoring service, if they wish to do so.
- We have internet service (ethernet) from BOTH Xfinity and Frontier, so buyer's will have a choice of which company they would like to use.
- The children's bedroom furniture is negotiable, with the exception of the furniture in the baby's room.
- The secondary bedroom by the front door, with the double doors, can be used for either an office or a bedroom. It does have a closet and the glass panel doors were removed and new double doors were installed for privacy.
- Aerator for the pond will convey with the sale.
- The storage shed to the left of the house has a permanent lockbox attached to the side to keep the key in.
- The secondary refrigerator in the storage area (from garage conversion) will convey with the sale if the buyer's would like it.