

Welcome to 2317 Jack Beaver Road, Santa Fe, TX 77517

This home was built by the current owner and has had one owner. This gorgeous custom home sits on approx. 7.37 acres and has many features you won't want to miss! We have provided a list of the features for you so you can know just how unique this home truly is!

- Home completely repainted: Interior and exterior in July 2023
- New flooring in the bedrooms
- New granite countertop and undermount sink in hall bath
- New Home Outside Condenser Trane Unit, 4 Ton With 10 Year Warranty 2023
- 23x23 Air-Conditioned Sunroom features wood ceiling and tile floors. Perfect for a workout room, game room, man cave, or another family room!
  - The primary AC for the sunroom is a minisplit. The primary AC for the house can be diverted to the sunroom to assist in cooling the sunroom via a wall switch in the sunroom.
- Garage:
  - 2 Car Garage
  - Freshly Painted
  - Completely Insulated
  - \$1800 80+ gallon Heat pump water heater – generates cold dry air for garage

Garage has its own A/C and heat unit perfect for working through these hot summers or sometimes chilly winters. The condensate drain for the Garage AC is routed to water heater drain line.

- Seller leaving wall shelving, cabinets, and pegboard
- Seller leaving air filters
- Pics of home before sheetrock available so buyer knows where wires are
- Portable shelves in pantry stay- easy to keep clean and adjustable
- Home slab built with Bell Bottom Piers w/ Heavy Duty Concrete Beams Under Slab
- Bathroom: The hall bathroom was designed to care for an elderly parent. It features \$20,000 Handicap walk in bath with harness for lifting assistance.
- Primary bedroom: Steel double doors to patio with safety latch, Large walk in closet (shelves not attached after paintjob incase new buyer wants to change to wood shelving)
- Primary Bath: Beautiful travertine, Large walk in shower, double fixtures in shower recently replaced
- Storm Windows and Storm Shutters for Hurricane Safety
- The house is built with a skin vent design to allow the fresh air to flow from ground level behind the brick up thru the roof and out the roof vents to take heat away from the house.
- 30x30 Amazing Covered Front Porch
- Full home 22KW generator on raised concrete pad with its own 1,000-gallon propane tank also on raised concrete pad
- Aerobic System
- Water System
  - treatment system includes
    - pre-sediment filter
    - 100-gallon pressure tank
    - Chlorination system
    - Back flush sediment filter
    - Carbon back flush filter
  - Non treated system -Pipe with faucet goes out to the Pecan orchard and to each of the pecan trees, There is a pipe run to the garden and around to the front yard, garden soil has been amended over the years and perfect for a fresh garden spot, a pipe is run with 5 faucets to the front porch flowerbeds, entire property has access to water
- Pond
- Shed Stays
- Property line: goes to the middle of canal on right, fence on left and back fence line just past pecan trees
- Home did not flood during hurricane Harvey
- Quonset-Hut -The shop is an arch style building designed to handle hurricane winds!
  - All new base anchors
  - 4" square pipe / 8" C Purlins
  - Room: Saferoom w/ A/C
  - Shop can withstand Approx. 145 mile an hour wind
  - 30' covered behind hut / 30' Enclosed and insulated with plenty of electrical outlets
- Home attic is floored

- Home Security owned by owner, and monitored by comcast
- Cat 5 cable is run in the house but was not connected to the wall outlets. Owner currently uses WIFI.