

300 CR 1865 North, Grapeland, TX 75844 Features:

- 3700 sq feet of heated space excluding the garage
- Foam insulation (open cell)
- 8 tons, 2 systems, of geothermal heat pumps. 9-300' vertical geothermal wells
- A/C has 8 zone Honeywell zoning system with separate controls
- Garage is heated and cooled on separate zone (foam insulated with insulated garage doors)
- ERV (Energy Recovery Ventilator). It removes bad air from the house and brings fresh air in. In the summer it takes heat from the fresh air and transfers it to the air that is being discharged. Bad air is taken from master toilet, master shower, powder room and pantry. The unit automatically comes on when the light is on in that area. It also has a percentage timer for when traffic is light in those areas
- Don Young high efficiency windows
- Custom made cabinets with real soft maple wood though out the house
- Granite countertops though out the house
- Kitchen cabinets have under counter lights as well as light above
- Walk in tub
- Large car shower in master
- House is designed for a handicap person with 3' doorways and pocket doors to toilet areas
- Master bath has a television in the mirror so it can be watched while bathing
- Large master closet
- Utility room has a whirlpool sink (air bubbles)
- Staircase to upstairs is a large custom-made disappearing stairwell so when having a party in the garage it can be raised for more space. I used a boat lift to raise it.
- Large storage area above garage.
- Large lighted fountain in the spring fed lake.
- Total yard and flower beds are irrigated (25 stations)
- 80% of the yard is St. Augustine grass
- 240' deep water well for irrigation. It is also piped where it can be used for the house.
- 25' x 45' barn 12'x 25' of it has a concrete floor. I used it for a tack room.
- House has an alarm system (East Texas Alarm)
- All lighting and ceiling fans were bought from Carols Lighting in the Woodlands. High end lighting, not from Lowe's
- Master suite porch has wiring for a hot tub.
- Closet in back guest bedroom is 5' deep to store Christmas tree as well as some decorations
- Wood floors are real walnut wood
- On demand Rinnai LP gas water heater