

Overview

This outlines our 9.02-acre property (two sections: 7.52 and 1.5 acres) at 952 AN County Road 136, Elkhart, Texas 75839 that we purchased in August 2013. (The cabin is on the same property but has its own address for fire requirements. It is 954 AN County Road 136. It also has its own mailbox.)

We moved into the 2 Bedroom, 1 Bath Cabin in October 2013.

At the time we bought the property, it was heavily wooded with only the newly rebuilt cabin on it which we lived in while the house was built. We had dead and dying trees identified and removed with a forestry mulcher.

The 3 Bedroom, 2.5 Bath House with 3 Car attached Garage house build was started in 2014 and was completed in 2015. After we moved into the house, we invited relatives to live in the cabin which they did until 2022.

We had the property resurveyed in 2015 to ensure boundary markers were correct so we could replace fences.

We had the 16' x 24' barn built in 2016. We partitioned a section of the barn, insulated it and added an air conditioner/heater to create a shop. We had gutters installed and then added three 250-gallon tanks and two 50-gallon tanks to collect rainwater.

We had the 14' x 14' Garden Shed built in 2022. We insulated it and added an air conditioner/heater. We had gutters added and two 50-gallon rain barrels.

The lake has fish in it. (We were told by the person we bought the property from that the lake was stocked with Catfish and Bass during the summers of 2012 and 2013.) Even during the worst drought, neither the lake or the pond dried up due to the two springs that feed the lake.

The House, Cabin, Barn, and Garden Shed with Gate all have separate Power Meters but are all assigned to a single account. The energy efficient HVAC, doors, and windows have helped keep the utility bills low.

The property is outside the city limits, so we don't pay Elkhart city taxes, but we do get Water and Trash Service from the City. Kinetic (Windstream) provides Internet DISH television to the House and the Cabin on the House account. A separate phone line runs to the Cabin and can provide a second line or an extension for the house phone if desired. The wireless phone handset from the house reaches the barn and the cabin but the barn has house phone extension handsets installed.

Some of the improvements and additions or key features:

- Automatic Gate Entry
- Spring Fed Stocked Lake (Bass, Catfish, and Crappie)
- Stocked Pond
- Special Lock Keying. Only three keys needed: one key opens all door locks, one key opens all padlocks, and one key opens both mailboxes.
- Set up for rapid re-keying if necessary. It takes about 30 minutes for the entire property that includes all door locks, padlocks, and mailboxes. (Mailboxes can be keyed differently if desired.)
- Dual Heavy-duty mailboxes with security lock systems

- Four separate power meters on single electric account
 - City Water
 - City Trash Pickup
 - Rainwater capture on Cabin, Barn, and Garden Shed
 - Fruit Trees
 - Roses
 - Battery and pedal powered 12' x 7' Pontoon Boat
 - Pedal Boat
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- An intensive monthly maintenance program has kept the equipment, buildings, and property in good working order.

House

- Built in 2015
- ≈ 2,190 square feet (excludes 3-car Garage)
- Three bedrooms (one turned into an office)
- Two full bathrooms and one-half bathroom
- High efficiency woodburning fireplace in Living Room
- Electric fireplace in Master Bedroom in custom cabinet
- Three (3) car garage
- Walk-in Pantry with custom shelves
- All rooms have wood flooring except bathrooms, laundry room, and entryway which have ceramic tile
- Custom cabinets with soft close doors and drawers in Kitchen, Bathrooms, and Laundry room
- Custom lighted cupboard cabinet with soft close doors and drawers
- LED lighting (some with dimmers)
- High efficiency variable speed HVAC system
- Energy-efficient windows and doors
- Wired for optional outside power
- Equipped for elderly/handicapped accessibility (wide doors, lever door handles, shower seats and hand bars)
- Master bath flexible shower head and guest bath shower head have water flow restrictors removed for better water pressure
- Some outlets have built in USB charging ports
- The house was set up so that in the event of a power outage, a generator can be connected directly to the house through a connector and power any of the circuits in the house (but not the entire house at the same time)
- Showers have seats and handrails. Master Bath is cultured marble.
- Laundry area with deep sink, countertop, and custom cabinets with soft close doors and drawers
- Master Bedroom has Coffered Ceiling
- Foundation:
 - Before construction started, soil samples were taken and a foundation plan was developed by engineering firm
 - Foundation consists of concrete slab poured over reinforced concrete beams sitting on concrete piers poured on" Concrete Pads
- Storm Room:
 - Frame components (sill plates, studs, joists, etc.) are strapped together to create a strong room frame
 - Walls covered with ¾" plywood under the drywall
 - Bunk beds for storm or extra sleeping
 - Custom shelving
- Admin Room:
 - Large Safe
 - Electronics Rack with centralized internet, phone, and security systems
 - Wall-mounted 42" Security System Monitor

- Dual Uninterruptible Power Supplies (UPSs) that power Phone and Internet
 - Dual 20 Amp plugs available for equipment
 - Ethernet Cat 5 Cable run directly for network printers
- Security:
 - Security System with eight cameras, DVR, and 42" monitor
 - Motion activated flood Lights. (LED 200-watt equivalent) on corners of house.
 - Ethernet Cat 5 (Internet) Cable connected Internet to Office, Admin Room, Living Room, printer area, and Master Bedroom
 - Dual Wi-Fi boxes (on each end of house) in addition to Cable Modem.
 - High Efficiency Variable Speed Trane HVAC System
 - Touch-screen HVAC Control Panel with Internet Connectivity
- Garage:
 - One Double Door and Single Door Garage
 - Insulated
 - Metal Shelving
 - Custom shelving and metal shelves in storage closet
- Miscellaneous:
 - Water from the Jordan River in Israel added to concrete mix
 - Wood cross from Israel embedded in entry door threshold
 - Bible verses and blessing are written on the concrete in every room
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Cabin

- Official Address is 954 AN County Road 136 but all accounts treated under 952 House accounts
- 2 Bedrooms
- 1 Full Bath (with Tub/Shower Combination)
- ≈ 1,000 square feet
- The main part of the cabin (excludes front section) is concrete block under log-like overlay provide good thermal density to keep cabin cooler in summer and warmer in winter.
- Interior gutted and rebuilt in 2013. Front section and Deck was added.
- Metal Roof replaced in 2022
- Motion activated front and back entry lights
- Electric Fireplace
- Built in Washer/Dryer
- Wall-mounted 42" television
- DISH antenna and DVR (currently on same account as House)
- Trash on House Account
- Water on House Account
- Desk
- Worktable
- Internet Cable run from House
- Septic System (can be a redundancy for house system)
- Sinks and Tubs gray-water (discharge behind Barn)
- Separate Phone line run (can be activated on the same account as House or a different account)
- Gutters and five rain barrels

Barn

- Description:
 - 16' x 24' (does not include extension)
 - Had built on site ≈2016
 - 10.5' x 19' Extension built 2021
 - Motion Activated Flood Lights. (LED 200-watt equivalent)
 - Security Cameras and DVR
- Shop:
 - Size: ≈ 8' x 16'
 - Insulated
 - ½" Plywood Walls
 - Air Conditioner/Heater
 - 27" Monitor for PC
 - Internet/Wi-Fi
 - LED Lights with Dimmer
 - 2' x 12' with hardwood countertop
 - 2" x 12" Metal Shelves
 - Metal Shelves
 - Cables run for Ham Radio Antenna(s)
 - Cat 5 cable run from Wi-Fi extender to switch and outlets to provide internet and intranet connectivity
 - The House Wi-Fi router can also be reached directly from the shop
- Bay:
 - ≈ 16' x 16'
 - ½" Plywood Walls
 - Metal Shelving
 - Retractable air system connected to compressor
 - 93" x 24" lighted work bench with built-in shelf
 - 8' x 2' lighted work bench with metal shelves with 4' x 2' extension with metal shelves.
 - LED Lights
 - Wall-mounted Fan
 - 52" x 35" 12-drawer Craftsman Tool Chest with tools
 - 45" x 41" 12-drawer Craftsman Tool Chest with tools
 - 36" x 26" Craftsman Tool Chest with hardwood top and tools
 - Two 4' x 2' Roll around Benches with Cabinets
 - Wireless phone extension connects to the House phone base unit
 - Can directly connect to House Wi-fi also.
 - Wireless phone linked to House phone.
- Loft:
 - Shelves
 - LED Lights
- Extension:
 - 19' x 10.5'
 - Concrete Slab

- Added to Barn in ≈2021
- Double Doors on each end
- Power Outlets inside and outside
- Metal Shelving
- Equipment:
 - Ariens Apex 60" Zero-turn Mower
 - 21" Mower
 - Pressure Washer

Garden Shed

- ≈14' x 14'
- Built ≈2022
- Insulated
- Air conditioned and heated
- LED Lights with dimmer
- Ceiling Fan
- Description
- Motion Activated Flood Lights. (LED 200-watt equivalent)
- Gutters and two 50-gallon rain barrels

Storage Shed

- 14' x 14'
- Concrete slab
- Used to stow gasoline away from the Barn and equipment

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