

# Frequently Asked Questions – 500 Pr 5883, Jewett, TX

- There are two different addresses for this property:
  - 111 Pr 5883, Jewett, TX 75846 is **where the mail is delivered and where the Emergency vehicles would find the home.** This is what shows on the mailbox and in some **GPS systems.**
  - 500 Pr 5883, Jewett, TX 75846 is the legal address (on the taxes and the warranty deed) and is also what shows in some of the **GPS systems.**
- **Updates:**
  - There is 329 feet of waterfront bounded by a steel bulkhead. **The bulkhead was replaced in 2020.**
  - **Wood flooring was added** (replacing carpet) throughout the home in 2020.
  - The **HVAC was replaced in 2020.**
  - The **water heater was replaced in 2020.**
- **The home:**
  - The roof was inspected in May of 2023 and is approximately 6 years old. Over the laundry room and the garage, the roofer found an area where water collects when it rains hard. He has suggested that gutters/flushing be used to re-route the water. The roof is OK, and we are told that this should be relatively easy to fix.
  - The room that is inside the closet of the Guest/Secondary Bedroom was originally designed to be a dark room for the development of photographs. If you are not a photographer, there are so many things you can do with this room:
    - Make it a “get-dressed” room,
    - Make it a craft room,
    - Make it an office,
    - Remodel it into a bathroom, etc.
- **The boathouse:**
  - The 2100 square foot covered boathouse has a storage closet. There is a functioning boat lift AND a functioning lift for 2 personal watercrafts.

- The water line to the boathouse is not connected – so there is currently no water at the boathouse. The water line runs from the house 100 to 120 feet to the bulkhead. The break in the waterline is about halfway to the dock on the lawn.
- **The property:**
  - There is a water well system on this property that is maintained by a couple of the neighbors. There are 8 homes on this private road, and water for each of those homes comes from the lake and goes through the filtration unit that is on this property. Water costs are minimal, and it costs approximately \$80 / year / home to maintain the unit.
  - The driveway from the home to the Private Road is “short” and doesn’t connect to the road. The reason is that it cannot be paved because septic lines and water lines run through this area. All homes on this private road are designed this way.
- Most of the interior / exterior furnishings are for sale. They were purchased specifically for this home in 2020. There is a separate document with a list of these items. Feel free to make an offer.
- Refrigerator and washer/dryer stay with home (included in the price of the home)

