Welcome To

5027 Starboard Lane, Dickinson, TX 77539

-66

Timeless
on the Outside
All Home
on the Inside





About This House

To put it simply - this house is a gem!

Crafted by hand by the first and only owner, unique and old-fashioned, timeless craftsmanship fills every part.

The house style is known as American Stick Style, a very popular style in the 1880's as architecture eased away from the Carpenter Gothic style of the mid-19th century and eased into the Queen Anne style of the 1890s. Named for its use of linear lines and exterior stick strips, the style is classic, enduring, and evokes time-honored memories of days past when life was simpler and family was everything!

Be sure to take the *touring binder* with you as you discover hidden secrets and timeless artistry in 5027 Starboard Lane!

To read more about Stick Style scan the QR.



Foundation

- House is pier and beam construction providing extra elevation beneath the house.
- House was designed to be lived in without air conditioning. It has a natural draft due to the prevailing winds and the extra elevation of the foundation.
- Main beams under the house are constructed of four (4)~2 x 12's, larger than required.
- The foundations of the house are drilled 8'-0" deep and bell out 3'-0" in diameter.
- All floor joists are 2 x 10's, larger than required.
- All attic floor joists are 2 x 8's, larger than required.
- All exterior trim is pressure-treated.



Fun Fact: Homeowners lived in the home for the first twelve years without electricity.

First Floor & Stairs

- All hardwood trim here and throughout the house was milled on the property by the owner.
- Color scheme was taken from a project on This Old House.
- Wood floors are original and are maple imported from Canada.
- Balustrade on 2nd floor imported from Canada.
- Newels on stairs were custom turned to specification by Cortez Wood Turning on FM 646, now closed.

Second Floor

- 2nd floor AC is 4 tons and has a soft-start installed.
- Upstairs office / bedroom includes executive block paneling.
- Bathroom includes ~ 3 ~ sinks.

Attic

- PLEASE pull stairs down!
- The attic is semi-finished with drywall and AC.
- Doors are framed to provide walk-in attic access for storage.

Kitchen

- Jenn-Air cooktop has attachments beneath cabinet for barbecuing.
- Both refrigerators stay.
- Double oven; brand new (only used once)
- Bosch dishwasher
- Cabinets are birchwood with a mahogany stain and coated with Diamond Finish.

Scan QR code to read more about Jenn-Air products



Laundry Room

- Washer / dryer stay with the house
- generous cabinet space
- generous storage space
- close to outside sidedoor

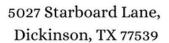


Exterior

- The trees on the west and south side were planted by the homeowner and were designed to block the summer sun and reduce solar gain.
- The roof overhang on the second floor shades the windows from the sunlight throughout the day excepting only sunrise and sunset.

Pool

- The pool is a saltwater pool.
- The pool is 9 ft deep.
- The salt cell, [pressure gauge, and transformer and new.





Insulation

- The house has double walls and double insulation. Two (2) batts of R11 equals R22.
- The first-floor and the second-floor ceilings are insulated with R19 attic blanket.
- A vapor barrier is installed under the firstfloor floor-joists.
- The studs in the inner and outer walls are staggered to prevent thermal migration.
- Windows are thermal pane or double-glass for energy efficiency.

Electrical

- All wiring in the house is 12 gauge and all circuits are 20 amps or greater.
- Electrical service to the house is 200 amps, copper, and buried in 2" dielectric conduit.
- Electrical service to the garage is 100 amps, copper, and buried in 1 1/2" dielectric conduit.
- All wet area and outside outlets have Ground Fault Circuit Interruption protection per code.
- The electrical system is designed to be supplied from the garage with an auxiliary generator.
- An onsite propane tank can be accessed to supply a dual fuel generator during inclement weather.

Garage

- The garage walls are 2 x 6 studs 9 foot long, making the celling extra high.
- The garage is 1300 square feet.
- The front garage door, at 16'-0" wide x 7'-6" high, is extra high for added clearance and large trucks.
- The garage is wired to power two (2) motor homes with 50 amp circuits or welding equipment.
- The garage also features a rear overhead door for drive through capability. Size is 12'-0" wide x 7'-0" high.
- · The garage has two workbenches.
- The rear garage room has double door access for mower storage and pool equipment.
- The rear garage room/potting shed is perfect for storage of tender plants in cold weather and has its own access door.
- Drain plumbing has already been installed in the garage for a shower lavatory and water closet.
- · Roof is a year old.

Room to Grow

- A second stairway can be added to the south end of the upstairs hallway to provide attic access.
- The primary bedroom wall and closet can be removed to create a game room. The wall is not loadbearing.
- The window in the primary bedroom closet can be framed into a doorway for access to a future addition.
- The windows below the primary bedroom can also be framed into doorways for access to a future addition.
- A balcony could be built on the pool side of the primary bedroom.
- There is a large granite slab in the garage (leftover from the kitchen) to use for an outside kitchen.

Well & Septic

- With an oversized passive septic system and a water well, the house is off-grid ready with the addition of a generator of your choice.
- A 500 gallon cistern has been installed off of the southeast corner of the porch for rain water collection.
- The 2" well is drilled to 110 feet.
- A second 2" well casing, abandon, is drilled to 168 feet.
- The well has a 1 horsepower Goulds pump and a 120 gallon tank.
- Underground supply piping from the well tank to the house is 1" PVC.

