

Welcome To

5027 Starboard Lane,
Dickinson, TX 77539

— “ —————

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.*



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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.

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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.

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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.

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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



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Laundry Room



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

A decorative flourish consisting of a horizontal line with ornate scrollwork and flourishes above and below it, ending in small oval shapes.

Not your average laundry room!

A decorative flourish consisting of a horizontal line with ornate scrollwork and flourishes above and below it, ending in small oval shapes.

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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.

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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 first-floor 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.

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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.

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Garage



- The garage walls are 2 x 6 studs 9 foot long, making the ceiling 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.

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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.

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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.



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