

1101 Briar Creek – Interesting Info About This House

- It has never flooded.
- It was built using ICF (Interlocking Concrete Forms), so the exterior walls are extremely thick compared to traditional stick framing. They are better insulated, more fire resistant, more resistant to high winds, quieter, and generally stronger. (The sunroom and the rear workshop/mower garage use conventional framing because they were added later.)
- Your lawn service is included with the monthly rent payment. The landlord will arrange to have the yard mowed twice a month during the growing season and monthly, if needed, during the slower times of year. If you'd like to have the yard cut more often, you can arrange with the landlord to have it done at your expense. (\$65-80/cut is the current range)
- Landlord has a handyman who will make necessary repairs. If you want to do anything to the house, please ask for permission first. Landlord may agree but will likely want to have his contractor do the work.
- The garage is oversized in both width and depth, at a little over 23' x 23'.
- There's a second garage/workshop that has an overhead door that used to house solar batteries. The solar panels are no longer active or in effect.
- The landlords are not aware of any access to cable at the house. They have been told in the past that AT&T is the only one that will serve that little section of Briar Creek. It may be different now, but please check if this is important to you. They used ATT DSL for internet.
- The floors are Malaysian Mahogany, reclaimed from shipping crates for copper.
- The cabinetry is East Texas Hickory
- The other floors are solid oak, travertine, slate and tile in the utility room
- There are in-ceiling speakers in many locations. The control panel is in the primary closet. You can use the speakers in the living room with your surround-sound system if you plug into the jack panel beneath the TV
- The small TVs hanging over the primary bath tub and in the gym can stay.
- There are gas and electric dryer connections available.
- The tankless water heater is gas
- The HVAC system is electric because it used to be powered by solar panels.
- The house has spray foam insulation throughout, so it's very energy-efficient
- There are two in-floor electric plugs in the living room for your lamps
- The original owners designed the stained glass in the front bedroom window and above the kitchen cabinets
- The back yard has oaks, citrus and fig trees that are getting established
- The ceilings are 10 feet and there is crown moulding throughout.
- The landlords want someone who will care for their property like it is your own.
- Pets may be accepted on a case basis.