**HOME FEATURES**

840 County Road 2224

Cleveland, TX 77327

1. 16.75 acres partially cleared, 20’ – 40’ tree line buffer on North, South and East property lines
2. Front 5 acres fully fenced, rear south property line fenced, rear north property line half way completed
3. ¼ acre pond; approx. 20-25’ deep with plenty of room to expand for future needed work
4. Water supplied by Tarkington Special Utility District
5. Electricity supplied by Sam Houston Coop
   1. Power supply line all underground
   2. Additional pull box/dummy cabinet to accommodate for multiple additional 200 amp service connections
   3. 30 amp generator power plug connections at main meter breaker box
6. Whole house is insulated with spray foam insulation. Floor joist sprayed with closed cell and all perimeter walls and rafter sprayed with open cell insulation. Interior walls insulated with rockwool insulation for noise suppression.
7. PEX-A expansion (Uponor) plumbing
8. Energy efficient appliances and all LED lighting
9. Nuvo H2O inline whole house water filtration system
10. HVAC 3 Ton RUUD High Efficiency 17 seer 2 stage system with variable speed blower for humidity control
11. Rheem 40 gallon electric water heater