



meghan tompkins
DESIGNER/ASSOCIATE

ADDRESS: 129 ST. GEORGE CIRCLE
HUNTSVILLE, TX 77340 (THOMAS GUNTER PARK)

KEY COMPONENTS IN HOME

COMPONENT	AGE OR YEAR INSTALLED
A/C	NEW HOME CONSULTED 4/2020 4.5 TON 3, HIGH EFFICIENCY, HEAT PUMP, DUAL FAN UNITS (6 TONS TOTAL) ALL VECOS
HEATER/FURNACE	5005 MODEL
WATER HEATER(S)	TOTAL w/ DRAINAGE, GAS FIXTURES w/ NEW WATER RECIRCULATING LINE
DISHWASHER	HIGH END "KITCHEN AID" UNIT w/ CONCEALED CONTROLS
STOVE/OVEN(S)	"THERMOR", DUAL FUEL PROFESSIONAL UNIT w/ 2 Ovens "KITCHEN AID" CONVECTIONAL + CONVECTION HEAT UNIT
MICROWAVE	"KITCHEN AID" MICRO WAVE, CONVECTION + STEAM UNIT
INTERIOR PAINT	base BASE WHITE, PLAT LAMIN, WHITE GRANITE TRIM, POLAR OAKS DOORS & WINDOWS (WOOD)
EXTERIOR PAINT	OFF WHITE STUCCO, NATURAL STAIN WOODER & FRENCH BLUE ALUMINUM CLAD WOOD WINDOWS & DOORS
OTHER	RECLAIMED NATURAL WOOD TIMBERS ABOVE MOST WINDOWS & DOORS. NATURAL SIDING & RE-CLAMED
OTHER	retractible W/ROOF TRENCH WALL(S) < FRONT & REAR COURTYARDS, RETRACTIBLE BLACK SCREEN DOOR UNITS < FRONT & BACK DOORS
OTHER	ON SITE CONCRETE WALL, POLYETHYLENE TANK (500 GAL.), GENERAL GROUNDING FOR ENTIRE HOME & PERIMETER AROUND DOWNSTAIRS

1/3 ACRO POND STOCKED w/ FISH, ADD REPLENISHED BY WINTER WOULD STOCKED replenished

AVERAGE MONTHLY UTILITIES

SERVICE	HIGH	LOW	EVEN BILLING
ELECTRICITY*	\$ 460.00	\$ 215.00	
NATURAL GAS* Propane	80.00	20.00	
WATER*	72.00	72.00	

Added bath

3 ovens



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DESIGN + BUILD

UPGRADES & IMPROVEMENTS

AREA	DATE COMPLETED/EST. COST
FLOORING	ULTRASHI CARPET + 1/2" PARQUET + STAIN FLOORING THROUGHOUT
KITCHEN	TAQI QAM MILLINOES, QUARTZ COUNTERTOP BY GALENS + 19" CAB, 2 SINKS, CUSTOM, PAINTED (WHITE) CABINETS w/ BEAR CORNER CAB. @ ISLAND
BATHROOMS treatments	SEPARATE HIS & HERS w/ PRIMARY, BATHROOM - POOL AND SPA. LOTS OF LIGHTING w/ SOUND CLOSET. 1 1 MAJOR BATH RENOVATION + NEW CLOSET
BEDROOMS	3 DOWN STAIRS - ONE UPSTAIRS - ALL ARE BY CUSTOMER
BACKYARD	HARD ON 3 1/2 ACRES, INCLUDING 1/3 ACRE POND
HOME EXTERIOR	100% MASONRY - BRICK (RICK). STONE (RICK). COMMON PORCH & PAVILION + SOFFITS
LIGHTING	CUSTOM THROUGHOUT
FIXTURES	CUSTOM THROUGHOUT
OTHER	ALUMINUM CLAD WOOD WINDOWS, S.C. DOORS THROUGHOUT, 3 RD W/IN FLOOR LOCATIONS, WATER WHEEL, GENERATOR, 50 TON
OTHER	COMPOSITION SHINGLES ROOF, OUTDOOR 20'x14' CEILING PORCH, 1/2" FENCING AROUND POOL AREA, PAVED STAIR WALKWAY,
OTHER	2 PORCHES, PAVILION + PAVED PIT AREA. EXTENDING MARBLE BY CUSTOMER MOUNTAIN AND SEALED GRASS BY MASON GARDEN

her closet jewelry built

ADDITIONAL UPGRADE & IMPROVEMENT DETAILS

ENCLOSURE 22'x28' PATIO BED(S) VEGETABLE GARDEN, 2 PAIR EDGE
 FLOOR COFFIN BEDS (EACH 3'x10'), ^{NATURAL} STONE ACCENT WALLS AROUND
 RESIDENCE, 4 RESIDENT CLOSET LOCATIONS + LOW VOLTAGE WIRING THROUGHOUT
 RESIDENCE FOR STORAGE, TV, SURROUND SOUND + SECURITY, EPOXY FLOORING
 & GARAGE. COMPLETE SOFT WATER SYSTEM, REVERSE OSMOSIS WATER FILTRATION
 UNIT & PRIMARY KITCHEN SINK, KITCHEN REFRIGERATION ICE MAKER +
 GALENS REF. ICE MAKER. QUARTZ COUNTERTOP THROUGHOUT RESIDENCE.
 12'-0" CEILING HEIGHT w/ 21'-0" HIGH PAINTED WOOD PANEL, VAULTED CEILING @
 DINING / KITCHEN AREA (17'-4" x 38'-2). COMBELLER MARBLE WOOD CEILING IN
 DINING, COMBELLER, PAINTED OVER CEILING IN MASTER (17'x17'). 100% COUNTRY
 150 Yr. old. LONGHORN PAID FLOORING IN HIS PRIMARY BATH/CLOSET +

THINGS WE LOVE ABOUT OUR HOME

WE MUST ENJOY THE SPACIOUS, YET ~~COMFORTABLE~~ COMFORTABLE
 INTERIOR SPACES, ALL OF WHICH HAVE GORGEOUS VIEWS TO THE
 BEAUTIFUL LANDSCAPE EXTENDING. PARTICULARLY WONDERFUL ARE THE
 VIEWS OF THE 1/2 ACRE POND, WHICH CHANGES THROUGHOUT THE YEAR.
 THE POND IS INHABITED BY 3 FISH SPECIES (BASS, BLUEGILL & PERCH),
 ALL SORTS OF AMPHIBIANS, DRAGONFLIES & THE MAGIC SHOW OF FLOTS &
 FLOKS AND LIGHTNING BIRDS AT NIGHT. THE LANDSCAPE LIGHTING AROUND
 THE POND AND POND YARD AREA, AS ENJOYED ^{FROM} THE LARGO, GARDEN
 PATIO AND PARTICULARLY MAGNETIC IN THE EVENING. THE MOST PRIMARY
 SUITE WITH HIS AND HERS PRIVATE PATH/CLOSET AREAS IS A
 WELCOME SANCTUARY FOR EVENING & MORNING REST AND RELAXATION.
 THE ~~KEY~~ ^{POSITION OF} OUR HOME AS SITUATED ON THE LOT, WITH A SURROUNDING
 NATURAL FORESTED "BUFFON" OF TREES & UNMOWNED RESERVE IS A
 TOTALLY PRIVATE BACK YARD/POND AREA CONTAINING ABOUT 2 ACRES OF PROPERTY.

THINGS WE LOVE ABOUT OUR NEIGHBORHOOD

TEXAS GRAND RANCH IS COMPOSED OF LARGO LOTS (2 ACRES MIN.),
 WHICH RESULTS IN A MOST RESPECTABLE LOT SEPARATION; FROM REVEREND,
 THE DISTANCE FROM OUR GLACIOUS NEIGHBORS IS ~~THE~~ EASY
 NAVIGATED. THE LARGO LOTS ALSO ^{RESULT IN} ~~PREVENT~~ SIGNIFICANT LOSS
 NOISE, WHILE PROVIDING QUALITY PRIVACY. OUR NEIGHBORS ARE
 FRIENDLY AND ~~PROVIDE~~ GENEROUSLY PROVIDE ASSISTANCE WITH CREAM
 UPON, ~~WHICH HAS TO BE~~ ~~SEE~~ PET SITTING WHILE WE ARE AWAY,
 HELP WITH THE COMMUNITY HAS NO STREET LIGHTING, WHICH MAKES
 FOR CLOSER NIGHT TRIPS THROUGHOUT WEATHER ALLOWED.