

Frederick House Information

1. 1/8/26 New Cedar Fence w/ rock board
2. 7/10/24 New Generac Automatic whole house generator
3. 3/9/25 New Navien Highest GPM rated tankless water heater
4. 7/13/21 Attic had new blow in insulation to R-40
5. 12/6/ 18 Roof was replaced with 30 year Tamko
6. 6/16/18 Shop and second floor office completed
7. 3/30/26 Studio was fully built out with brand new mini split
8. 4/1/26 Gated Entry built with openers
9. 6/1/21 Custom laundry Addition with half bath and enclosed breezeway. Kitchen was also re-updated

Home Features

- Soft close real solid wood cabinetry through out home
- All custom tile floors throughout home
- Gated Entry with openers
- 8 channel hardwired security cameras
- 5.1 surround sound system with 120" projector TV in game room
- Designer custom built bar with led lit glass shelves
- Quartz countertops in laundry and game room
- Exotic Granite countertops in kitchen
- Kitchen has professional built in Jenn air appliances with 48" gas range w/ griddle
- Custom Murphy bed with built in storage cabinets in 3rd bedroom
- Secondary bedroom has custom built closet and night stand storage
- Secondary bath has real marble countertops and shower tile
- Spacious Primary bedroom has views of sunset
- Custom Primary bath with oversized jacuzzi spa, dual head shower with body jets and rain head. Mini fridge in bath with Hollywood vanity
- Custom built master closet with gift wrapping station
- Oversized Porte Cochere ready for parties
- Pond with water feature
- Newly updated Studio being used as home gym

- 30'x45' all steel shop with 200 amp separate electrical service, separate address, separate septic, full bath, laundry hook ups, multiple 10 x 10 roll doors with 2nd floor mancave
- Custom built mancave with antler chandeliers, quartz countertops, mini fridge and walk out porch
- Mossy oak trees and oversized Magnolia trees, no pine trees
- Automatic water sprinkler around main house perimeter
- Room for RV parking next to shop
- Amazing View of active Horse ranch neighbor with 24 horses and ponds
- Side neighbors have 20 private acres with horses
- Lots of daily wild life such as Deer, Fox, Birds and wild ducks
- Extra long driveway with home set back from road allows privacy
- Dual pane glass windows
- House built up on a high hill, Harvey water did not go past gated entrance
- No mud tax, water well means no water bill

Technicals

1. LP-250 gallon, last filled within 5 months ago-tank is owned not lease
2. Central Heat Electric on main house
3. LP- fireplace, stove and generator
4. Tankless water heater on main house
5. Water well is deep water, after freeze above ground parts and tank replaced
6. Septic system is single system for laundry/ kitchen, dual tank system for main house and single tank system for shop- all traditional systems-main house and laundry were pumped last year, shop is not used enough to need pumping, pumping for main house is needed every 3 years
7. Studio is mini-split with electric heat pump, shop is central with electric heat
8. Pex pipe was installed in 2021 after freeze, all pipes replaced