



Upgrades & Features List for:

***2955 Hogg Extension, Kennard, TX***

**Interior:**

- Tankless water heater
- Hidden gun closet
- PEX plumbing
- Spray foam insulation
- Double pane windows
- 9' ceilings
- 36" doors
- 7' hallways
- Double walk-in closets in the primary suite
- Utility room has sink, storage and space for an additional refrigerator/freezer
- Extended covered front and back porches

**Exterior/Structural:**

- 3 Ponds
- 3 pastures/cross-Fenced
- 3 outbuildings (all with electricity)
  - Barn/Stall
  - Storage
  - Shop
- RV cover or equipment storage with electricity
- All home Generac 20kw generator
- 2–250 gallon propane tanks (owned)
- Well for outdoor use
- Full setup for mobile home
- Located in the middle of the Davy Crockett National Forest
- Hunting possibilities - Private hunting availability on the adjoining 100-acre tract behind the property
- 3 gardens
- Fruit Trees