

40708 Lost San Saba Upgrades

This property features numerous premium upgrades and enhancements designed for comfort, efficiency, and convenience. Below is a detailed list of key features and upgrades.

Premium Upgrades and Features:

- HVAC: 20 S.E.E.R variable speed Trane dual fuel and heat pump HVAC system with modulating zoning that controls 3 zones. Whole home media filters and Dust Free Air purifier and UV light stick
- Well: 2 HP motor with Variable frequency SubDrive
- Filtration system includes 3-20x4" water filters with a 80,000 grain commercial water softener system.
- Well and water filtration system is in insulated well house
- Sprinkler system: Currently has 10 zones installed and has a controller that can control 24 zones and is pre-wired for future added zones
- Built in cell phone booster
- Wiring and speakers for outdoor speakers
- 6 Speakers and wiring for living room installed
- Over 200 sq ft of shelving built into garage for storage along with built in work bench
- Over 350 sq ft of attic decking plus built in shelves for storage
- Whole home alarm system
- 220V plug installed that can be used for generator (home is generator ready due to variable speed upgrades and entire house can be ran on 10KW portable generator not including dryer)
- Custom Christmas light package for entire front of house including all roof lines, doors and windows

These upgrades highlight the exceptional quality and thoughtful design of this home. Perfect for buyers seeking modern amenities and energy efficiency.