

## 11301 South FM 441 Rd. Improvements

1. New Paint entirety inside and out both houses; 2021
2. Carpet 3 bedrooms and master closet; 2021
3. New AC/Furnace replacement mainhouse; 2026
4. Closet storage systems all 3 bedrooms in main house; 2021
5. Custom open shelving in dining room and laundry; 2022
6. Reverse osmosis water filtration system main house kitchen; 2025
7. Tough Shed (2023) insulated and finished out (2024) added minisplit and electricity (2025)
8. Second well, with a removable insulated well house and lines to all pastures and pens with frost free spigouts. Dual redundant system; 2025
9. Water Softening system with High Flow Water system 2025
10. 50 year woven wire, steel post fencing. Entire perimeter, cross fenced to create 3 total pastures (1 about 5 acres, 1 about 2 acres, 1 about 1 acre), 13 total gates and 3 holding/receiving pens; Main gate with Ghost control; 2024
11. Added window and mini split to guesthouse; 2025;
12. Tesla EV charger addition to mainhouse carport; 2025; can be easily converted to 210V
13. Southeast pasture shelter rebuild.
14. Pre-wired and trenched for future whole house generator.