Details

Dishwasher, Stove and Microwave all purchased in 2019 and will stay with buyers.
1-piece Fiberglass Pool, pool plumbing and surrounding concrete was installed in 2015 and has a lifetime warranty that is transferable (6ft deep).
Theatre room video screen will stay. It is capable for 3d movie viewing and surround sound. The projector needs to be replaced (faulty video card).
Kitchen TV and wall mount will stay.
The wall mounts will stay in bedroom, extra room, media room.
Roof was replaced in 2019.
Sellers are taking the fridge, ice machine, TV in Livingroom, TV in media room.
House never flooded rainwater, floodwater or plumbing.
There is an outdoor shower (cold water only) and outdoor toilet with vent fan.
There are two (2) water wells, one is capped (stubbed up inside well house) and not tied into a pump, the other is the main water source.
Water wells are 26 feet shallow well with shallow well pumps, and both wells have PVC well screens and piping inside PVC well casings so it will never rust.
White tank outside is soap (carwash soap) we will leave it if buyers want it.
Most all lights in house and shop are LEDs fixtures or bulbs.
There are two septic systems, (southside of property and southside of the shop), each one has 1,000-gallon capacity with 250 feet of perforated fill lines each.
There are two water heaters (1 in laundry room, 1 in living area bathroom closet) and two A/C Units (1 over Kitchen, 1 in Large Bedroom) 1 A/C units one is about 7 years old but both have a clean bill of health from Cucco's AC Cleveland TX.
Shelves and work benches will stay in the shop, deep shop sink is only cold water.
Two electric meters one for the house (in front), one for the shop, water well, and pool on meter pole on east side of property.
One sewer cleanout by the shop (aka RV hookup)
Water, sewer and 50-amp RV hookups for two (2) RVs.
Wall between garage and bedroom (main) are double insulated 2X6 with ⅝" plywood and sheetrock on top of most walls in the house.
In 2019, the older part of the house he gutted walls and floors down to bare studs and rebuilt everything with treated wood. Floor in kitchen and east bedroom and bathroom, floor joist are on 12 inch centers to double the joist strength and every 4 foot he put a stiff backs (stiff backs are in between the floor joist to add stability), and two layers of three quarter inch treated plywood, a ⅜ sheet of finish flooring plywood with laminate on top of that. Sealer sheets (Moisture barriers) in between each layer of plywood and laminate.
There is also a hidden beam in kitchen that is 38 feet long in the attic so there will never be any ceiling sagging, that opened up the whole area when they remolded.
Three attic access entrances, kitchen bath, kitchen and large bedroom.
In the primary bedroom there is a key operated hidden door to access a valve to turn off the water supply so you can drain the garage piping during the winter. This was done so you don't have frozen pipes.
There is also a metal I-beam all the way across to the primary room and the wall in the Livingroom in the attic.
All entryway doors are 36 inches wide, (suitable for wheelchair access).
A 1-foot-tall ledge in the back patio area, is where the dryer vent piping so located which makes lint clean out easier.
2 security systems on the property one has 6 cameras placed on the property and viewed in hallway outside the media room. Second one is a VIVINT doorbell system for front and back doors. This system works but requires a subscription for them to monitor. This is not worth the money required and they do a terrible job being monitoring from Thailand.