

115 Oak Meadow Trail

Double Horn, TX 78669

Main Home:

Interior 3132 sf

3 Car Garage air conditioned and heated 912 sf

Cover front porch 406 sf

Covered back patio w/ wood burning/ propane fed fireplace 410sf

Barn:

1st floor 3239 sf

2nd floor 357 sf

1st floor air conditioned and heated 874 sf (includes stairway)

2nd floor air conditioned and heated 357 sf

Covered entertainment patio w// wood burning/ propane fed fireplace 768 sf

Main Home amenities:

2x6 exterior wall framing

R-22 Bibs inwall thermal insulation

R-30 Blown attic insulation

Fully Insulted 3 car garage

Metal Roof

Cedar tongue and groove ceiling on front porch and rear patio

500-gallon buried propane tank

Conventional Septic System (pump to field)

2 separate zoned air conditioners with Wi-Fi thermostats & UV light allergy protection

Mini Split in Garage

Fully decked garage attic, walkable

All floor tile is Porcelain

Granite counters in kitchen, bookcase and outdoor cooking area

Full glass tile backsplash in Kitchen

Tile / natural stone counters on all vanities

Navian tankless propane water heater, (mounted in garage for freeze protection)

Pelican whole house water treatment system

Thermador appliances, double electric oven, propane cooktop, drawer micro wave, dishwasher

All natural stone master bathroom with his and her closets

Maribel Dual air system jacuzzi tub

Large walk in Steam Shower

Large Utility room with Cabinets, Counter & Mop Sink with Upright freezer alcove

All elevations Reolink exterior camera system, hard wired

Media & IT Closet

Sound system in living room & back patio

Ring alarm system

Oversized insulated wood garage doors

Propane fed built in grill and separate built in charcoal grill

Outdoor kitchen storage with sink and mini refrigerator

Independent remote operated blinds on 16' x 8' 4 panel insulated glass door unit in great room

All interior Doors Solid Core 6 Panel

Custom Crown mold trough out

Thermal UV resistant windows with wood blinds

Custom 48" x 96" wood front door

Exterior lighting all elevations

Barn:

2x6 exterior wall framing

10' x 10' insulated Garage door to 55' deep by 12' tall bay

14' x 14' insulated Garage door to 55' x 14' tall bay

10' x 10' insulated Garage door to 22 x 12' tall bay

Wall mounted Wi-Fi garage door openers

Fully Insulated walls and roof deck with plywood walls in all bays and accessories rooms

Thermostatically controlled exhaust fans, 2 each

Full RV Hook Ups including water, Sewer Dump, 50-amp power receptacle & Cable Connection.

Mini Split system, Kitchen, craft room, shop, fitness room, upstairs room, independent control

All elevations Reolink exterior camera system, hard wired

Navian tankless propane water heater, (interior mounted for freeze protection)

Whirlpool Water Softener

Washer & Dryer Hookups

Sound System, Kitchen, Craft Room, Shop, Bays, Entertainment patio

250-gallon buried propane tank

Separate conventional septic (pump to field)

Single mop sink in Bay Area, Double Mop sink in Kitchen

Porcelain tile floor in Kitchen, craft room and lower full bath

Carpet tiles with full wall mirror in fitness room

Berber carpeted stairs and upstairs room with porcelain tile in upstairs full bath

60" propane fed grill & separate dual burner, Outdoor kitchen storage with marble tile countertop

Remote operated patio shades

Exterior lighting all elevations

Pre-wired for dual patio fans

Pre-wired for exterior TV

Exterior:

Large Circle Drive

Extra wide Driveway for RV/Motorhome maneuvering

Gated entry to RV/Motorhome parking area & barn

Completed fenced from front of home to rear property line

Custom designed xeriscape / rock walkways / rock watershed

Fire Smart Landscaping

15950-gallon water collection system

Covered pool equipment area w/custom made enclosure panels

Propane heated pool and jacuzzi with self-cleaning system, auto chlorinator and auto fill

Large Fenced in dog run