

399 Tanglewood Trail Listing Amenities

General

- 1) Water conditioner services both house and hangar
- 2) Solar panels service both house and hanger, 15.275KW / LG Solar panels w/Enphase Micro-inverters
- 3) Large circular driveway
- 4) Full yard automated sprinkler system
- 5) 550ft deep well, 3HP Goulds pump, drilled and set by Faulkner and Son (Community water also available)
- 6) Aerobic septic system
- 7) Long range TV antenna system receives Dallas channels
- 8) Vyve Broadband TV/960Gb Internet service both house and hangar
- 9) RV hookups adjacent to concrete slab North side of hangar (50A, water, sewer)
- 10) Full function running water outhouse in back yard
- 11) Horseshoe pits in back yard

House

- 1) Fireplace has forced air heat exchanger
- 2) Wood floors are Brazilian Cherry (very hard) finished with hot linseed oil and Johnson was
- 3) Window blinds – 2” Timbervue wood (Timber Blind Mfg, McKinney)
- 4) Front house accent lighting
- 5) Insulated garage door
- 6) Claw tooth antique porcelain bath tub (2ea)
- 7) RO water purification system @ kitchen sink
- 8) LED lighting
- 9) Electric garage door opener
- 10) Upstairs media/play room w/large screen projection on South wall and surround sound system
- 11) Upstairs balcony overlooks backyard and pool house
- 12) 1863 Great Majestic cook stove in kitchen converted to electric operation
- 13) Child toy room under main staircase
- 14) Child play room upstairs
- 15) Attic cooling fans North and South roof peaks
- 16) Tankless propane water heater
- 17) Exterior logs Spruce (won't warp or swell and natural termite resistance)
- 18) Interior wood wall and ceiling is Aspen
- 19) Heavy gauge steel roof with underlayment insulation blanket

Hangar

- 1) 1000sqft living area with full bath/shower and kitchen, stove unit, refrigerator
- 2) Washer and dryer hookups
- 3) Security lights front over driveway and back over hangar ramp
- 4) 43ft hydraulic counter balanced aircraft hangar door
- 5) 9000lb capacity 2 post automobile hoist
- 6) Trolley I-beam for overhead hoist
- 7) Electric garage door openers (2)
- 8) Large overhead storage decks both sides of hangar area
- 9) Enclosed/insulated/airconditioned shop/office area
- 10) 50amp 220V service outlet for welder
- 11) 30amp 110V service outlets inside perimeter of building
- 12) Closable roof vent
- 13) Separated lawn mower and yard equipment room

Greenhouse/Garden

- 1) Water service
- 2) 30 amp electric service

Swimming Pool

- 1) Pentair Easy Touch control system
- 2) Pentair Intelliflo main pump
- 3) Pentair Boost-rite cleaner pump
- 4) Pentair IntelliBrite pool lights
- 5) Pentair MasterTemp propane pool heater
- 6) Coates electric pool supplement heater
- 7) Pentair Racer pool cleaner
- 8) SunStar Radiant Tube heater
- 9) Fully enclosed pool house w/dehumidifier
- 10) Stone waterfall at South end of pool
- 11) Pool equipment enclosure