

Features/Benefits List for the Olsson Home

- Architect Designed Home
- Extra Deep & Long Cedar Porches
- Clerestory windows above eye level in Great Room & Dining Room bring in warm, natural light
- Timber beams in Great Room, Kitchen, & Dining room
- Gourmet Kitchen
 - Wolf 6-unit Stovetop in Island
 - 42" Side-by-Side Subzero Refrigerator/Freezer
 - Thermador self-cleaning Double Ovens
 - Thermador Microwave
 - Oversized Kitchen Island for extra seating
 - All countertops in Kitchen & Laundry Room are Caesarstone quartz
- Screened Outdoor Kitchen (No Bugs!)
 - Built-in 36" Lynx Grill
 - Built-in Storage with trash bin, drawers & cabinets
- See-through Propane Fireplace between Master Bedroom & Bathroom
- Motorized Window Coverings with remote control in Master Bedroom and Master Bathroom
- 360 Square Foot "Casita" Above Garage includes full Bathroom & separate HVAC unit (Great for Guests)
- Large Wood Burning Fireplace in Family Room with propane starter
- Large Utility/Mud/Laundry Room, including Large Shower for pets or people
- Large Anderson Windows & French doors along Back of Home offer Beautiful Views
- Nest Security System Cameras on Porches and in Kitchen & Great Room
- Wired Sound System Throughout Home and Patio
- 65" Television Mounted on Back Porch
- Touchless Delta Faucets In Kitchen And Utility Room
- Touchless Flush Toilets by Kohler in Master & Guest Bathrooms
- Epoxy Coated Garage floor provides protection & easy cleaning in oversized 2-car garage
- Carport for Utility vehicles, gardening items, firewood
- Chip Seal Circular Driveway

- LBJ National Grasslands on Two Sides of property
- Direct horseback access to the LBJ Grasslands 75+ mile Trail System (Red Trail)
- First-Class Douglas Fir Horse Barn designed & engineered by BarnPros.com
 - Three 12'x12' Horse Stalls with Fans for summer & Heat Lamps for winter as needed
 - Heated & Well-Lighted Wash Rack with hot & cold water, Cross Ties
 - 14'x12' Tack Room with Heating and A/C, Ceiling Fan, Sink, Operable Window, & Bar-Size Refrigerator/Freezer
 - 10'x12' Storage Area for hay, grain, supplements, workbench, tools, etc.
 - Electricity and Plumbing in place for Apartment above Center Aisle
 - 14' Overhang Above Stall Exits and on Front Porch
- 36'x36' fenced & gated paddock off stalls with Lighthoof Mud Management surface
- 10'x24' Covered Run-In Shed in pasture with 2' overhang at front
- Three Water Wells (Including Windmill)
- 36'x36' Drive-through Metal Hay Barn with electricity & water
- Picturesque, Functional Windmill visible from House & much of Property
- Exceptional Coastal Hay Pastures for Grazing and/or Hay Production
- Half Acre Pond with Fountain & Bridge
- No-Climb Horse Fencing with metal posts separates the large lawn from the horse pasture
- Solar Powered Gated Entry ("Sunrise Farm" Main Entry)
- Covenants in Place to Protect Quality of Life
- Property Is Dividable Per Covenants
- Heavily wooded front section of property provides excellent privacy from passing motor vehicles or people on foot