

1313 DEMOCRAT STREET

BLANCO, TX 78606

CONSTRUCTION COMPLETED MAY 2023

LISTE OF IMPROVEMENTS:

EXTERIOR WALLS: 100% masonry, Limestone

ROOF: Metal roof with 6-inch gutters

ROLLING FRONT GATE: Electric Remote control rolling gate to access Driveway, with 1 Exterior pad and 3 remotes,

AIR CONDITION: 2 separate units one on each side of the house, units Brand: CARRIER, 16 SEER with ultra-Violet light, Honeywell Wi-Fi thermostats

ALARM: built in existing alarm system with 2 control pads, 1 Pad from the 2-car garage entrance, second pad Master bedroom

SECURITY CAMERAS: House prewired for IP cables with 6 existing active cameras, NVR (Network Video Recorder) active & connected

5 EXTERIOR CAMERAS: 1-Front Driveway & Front door

2-side yard, 3-side yard and Driveway rolling gate,

4-back porch, 5-overlooking Blanco Riverbank & stone Patio

1 INTERIOR CAMERA: camera 6- Dining & living room

WATER HEATERS: 2 propane Tankless water heaters one in each garage

SURGE PROTECTOR: Whole house surge protector installed at electric Panel outside

GARAGE EV PLUG: 50 AMP wall plug installed in wall of the 2-car garage

PROPANE TANK: Propane gas tank buried in side yard next to large Hackberry tree, across from single car garage

FIREPLACE: Propane gas logs installed with remote control

CEILING FANS: All rooms equipped with remote controlled ceiling fans including 2 large multi speed fans in back porch

BBQ PROPANE: Back porch connection to Propane for BBQ

WINDOWS BLINDS: All windows equipped with cordless cellular shades, light filtering for living & dining rooms, Blackout for bedrooms

INTERIOR HOUSE LIGHTS: All LED light fixtures in the house equipped with light dimmers

WATER SOFTENER: Water softener system installed in 2 car garage

DRINKING WATER: Reverse Osmosis water filter installed in separate sink in kitchen, connected to fridge water and Ice Dispenser

HANDLE TOUCH FAUCETS: one touch ON & OFF faucets installed in main kitchen sink, secondary kitchen sink and laundry room sink

INSTANT HOT WATER: Instant Hot Water dispenser at main kitchen sink

MICROWAVE OVEN: Microwave Drawer Oven installed in kitchen

BACKYARD: Electric outlet and water outlet installed next to retaining wall toward the river

GARAGES: 3 car garages (2 and 1) both equipped with security cameras connected to Wi-Fi