

1180 BOOS LANE | PROPERTY FEATURE LIST

Property Overview

Expanded Hill Country home offering over 3,000 square feet in the main residence. Originally a 3 bedroom, 2 bathroom home, thoughtfully enlarged to include:

- Additional living room
- Dedicated office
- Extra bedroom and bathroom
- Flexible bonus space

Attached barn conversion (~1,172 sq ft) already equipped with kitchen, bathroom, and HVAC — ready for a buyer's finishing vision. Ideal for guest quarters, studio, workshop, or multigenerational living.

Income Potential

- Established 1 bedroom / 1 bathroom short-term rental
 - Generates approximately \$44,000 annually
 - Separate septic system for the BnB
 - Furnishings and improvements less than 3 years old
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Major System Updates

- Hail-resistant metal roof (2 years old)
 - Two HVAC units:
 - One less than 1 year old
 - One 4 years old
 - Upgraded septic system (approximately 1.5 years old)
 - Strong producing well (noted selling feature when purchased)
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Interior Features

- Tumbled travertine tile flooring throughout most of the home
- New bathroom addition with heated air-jet soaking tub
- Spacious, flexible floor plan ideal for working from home or accommodating guests

Land & Outdoor Living

- Hobby-ranch ready acreage
- Pens suitable for goats, sheep, or a horse
- Chicken coop
- Space for gardening or youth agricultural projects (4-H/FFA)
- Frequent nightly visits from local deer herd

Unique Value

Multi-use property offering a primary residence, guest space, and income-producing rental. Move-in ready with future expansion opportunities and a rare combination of lifestyle and investment potential.