remarK Ranch

Additional Information

Demo to old wood front steps, and replaced with new brick steps.

Replaced all windows with new PlyGem 3700 Series windows.

Removed all sheetrock and insulation, removed all old plumbing and wiring. Replaced with new sheetrock, house completely rewired and plumbed.

Spray in foam insulation on all exterior walls, including under the roof on top level of house.

Also used the foam insulation on the ceiling above the Master Suite as additional sound barrier.

3.5" Open Cell foam in 1st & 2nd level exterior

6" Open Cell foam in roof

2" Closed Cell foam on the exterior under the Sun Porch Floors.

All lighting fixtures and plumbing fixtures are new.

Salvaged and refinished original wood wainscotting, most interior doors were salvaged and refinished.

The Newell post on the stairs was long ago salvaged from a remodel of the Giddings Stone Mansion. We refinished it and kept it in its original location.

All red oak floors downstairs and on the stair treads are original to the house. They were professionally refinished by Naylor Floors of Brenham.

All pine floors upstairs are original to the house and were also refinished by Naylor's Wood Floors.

Replaced old HVAC with a new Carrier 17 Seer 2 speed system.

All cabinets were custom designed and made by a local cabinet maker from Brenham. Custom features include a large "appliance cabinet". Built-in trash and recycle drawer, built-in slide out spice drawer next to range/oven.

Oversize hammered copper farmhouse sink in kitchen.

Coffee bar area designed in the yellow hutch.

The french doors in the Library were salvaged from another room in the house and refinished to use in the Library. Library shelving was custom made by the same local cabinet maker.

We added an old telephone "niche" in the wall under the stairs. USB outlet placed inside of it for convenient charging of electronics.

The double fireplace has been inspected and functions properly. We added a chimney protector to keep out varmints.

Special ordered solid wood, functioning shutters and shutter dogs for the front windows.

Added a side entrance to the house which opens onto the screened in porch. Added a ScreenTite brand system to the porch.

The two extra large wood porch swings (bright yellow) were original to the house, we salvaged and refinished them.

Added a powder room, with custom vanity made from an antique Sewing machine table.

Slim door for fover closet was salvage from one of the old bedrooms.

The large "in wall" ironing board was found originally in the old attic. Salvaged, refinished and installed in the master suite.

Designed a walk-in (doorless) shower with light and custom "niche and insert".

Extra large walk-in Master Closet.

Master bedroom "Niche" wall has salvaged wood collected from the original house siding.

Kitchen island has salvaged wood from the house, which was used on the back and sides.

We used part of the large sunporch area to build a new laundry room. Includes a laundry sink. The dutch door is original to the house, we just moved it from a different location. The old refrigerator is also original to the house and was painted and used as a beverage refrigerator. It is included in the sale.

Black out shades were custom made for all dormer windows upstairs and the windows in the Master bedroom.

Room darkening shades were custom made for the sunporch and laundry room. The remaining windows were intentionally left free of shades to allow enjoyment of the views.

New metal gutters added to front and back of house. Rain barrels on all four corners of the house.

Horse shoe pit in back yard.

Wiring rack and electric panel ready and capable of handling wiring for potential barn, if needed.

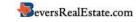
Added a new back deck with matching stairs on each side. Used Choicedek composite decking for a zero maintenance deck.

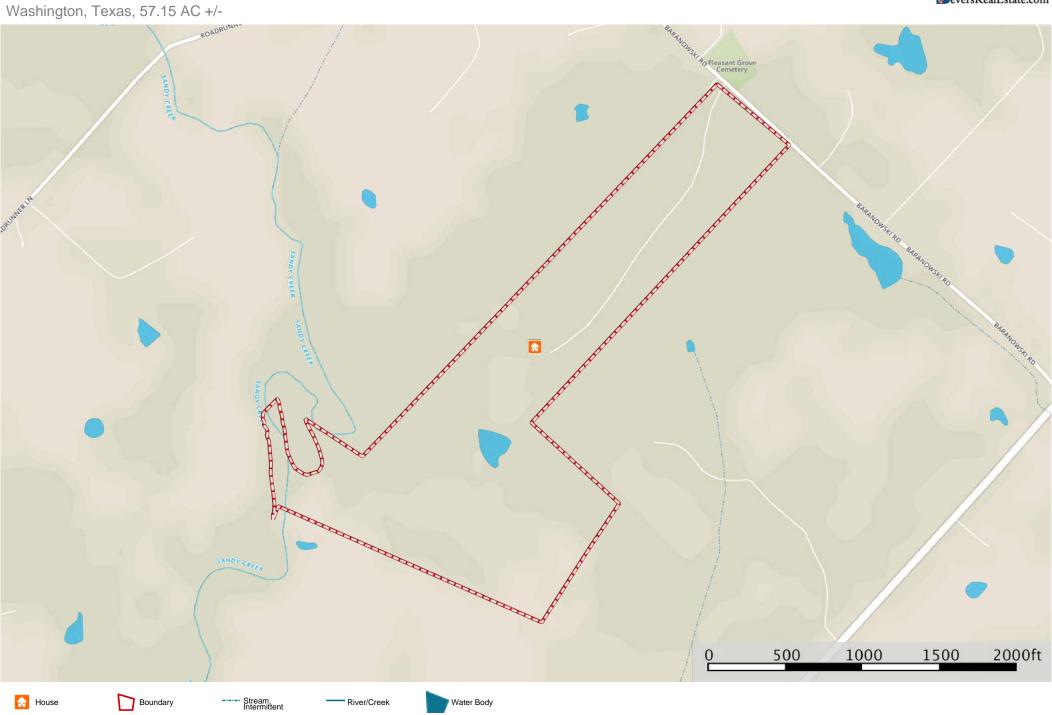
Built a large pump shed in rear of house. It has a rear area with built in recycle/trash storage compartments.

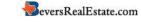
Water softener installed 3 months ago.

Two new water heaters (one under the house and a smaller one upstairs).

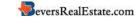
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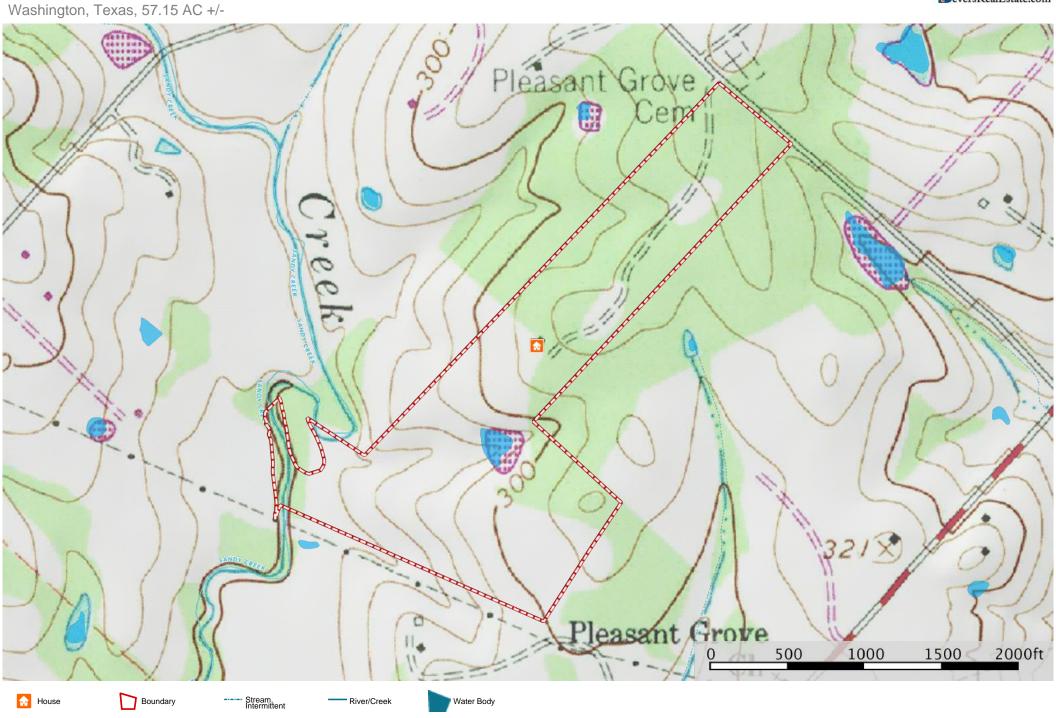
















| Boundary 60.7 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
61	Silawa loamy fine sand, 1 to 5 percent slopes	4.0	6.66	3e
21	Chazos loamy fine sand, 1 to 5 percent slopes	22.0	36.28	3e
32	Frelsburg clay, 3 to 5 percent slopes	19.7	32.4	3e
25	Crockett fine sandy loam, 1 to 5 percent slopes	6.5	10.64	4e
8	Bosque clay loam, frequently flooded	8.5	14.02	5w
TOTALS		60.7	100%	3.39

Capability Legend											
Increased Limitations and Hazards											
Decreased Adaptability and Freedom of Choice Users											
Land, Capability Class(non-irrigated)	1	2	3	4	5	6	7	8			
'Wild Life'	•	•	•	•	•	•	٠	•			
Forestry	•	•	•	•	•	•	•				
Limited	•	•	•	•	•	•	•				
Moderate	•	•	•	•	•	•					
Intense	•	•	•	•	•						
Limited	٠	•	•	•							
Moderate	•	•	•								
Intense	•	•									
Very Intense	•										
Grazing Cultivation											

Grazing Cultivation

- (c) climatic limitations (e) susceptibility to erosion
- (s) soil limitations within the rooting zone (w) excess of water