

## 2950 FM 2434 – Notes

### Kitchen, Pantry, Dining & living area

All birch cabinets were site built & have under counter lighting. Kitchen & pantry cabinets have slide out drawers or vertical dividers. There are 3 lazy susans, & built-in spice racks in the kitchen; & a full size built-in desk in the pantry. Countertops are of Avanza (a mixture of quartz & polymers; very resistant to chipping; 10 year warranty; non-porous & will not stain; never needs polishing)

Six-burner Verona dual fuel stove with 2 ovens. (Italian) with a professional Thermador vent a hood.

Three (3) under counter refrigerators, 1 icemaker & 2 refrigerated drawers.

Two separate work areas both with sinks & disposals.

A separate dish pantry with custom door storage.

Convection built-in microwave & a warming drawer

Two Bosch dishwashers

Tile backsplash.

20" tile flooring throughout the kitchen & dining areas.

10' kitchen window that overlooks the 1000' covered porch & park-like acreage with many live oaks. Transom windows across the entire covered porch with 3 sets of French doors that lead to the outside.

Built-In display cabinets with under counter lighting & additional storage.

Oversized wood burning fireplace flanked with built-in bookcases on either side.

Two air conditioners (2T & 4T); 2 septic tanks

### Bedrooms

Both bedrooms are carpeted & have oversized closets. Entire home is handicap accessible with 4 ft doors, etc. Louvered doors separate the master bedroom from the bonus room. Both baths have oversized showers – one of which is wheel chair accessible. Master bath has a single sink with an sit down area. (This area is already plumbed for a second sink) T.V outlets in both baths.

Large utility room has a sink and closet for extra linens, etc.

### Outside

Numerous live oaks, lemon, fig, & peach trees. Grapes. Storage building. Barn is equipped with a bay for a motor home & also 2 rv hookups.

