

## 2100 Krempin, Copperas Cove

- Additional 200amp breaker on electric pole outside shop set up for generator which will power the well and house
- Rain Water Harvesting System – 2 tanks (1320 gallon and 1500 gallon) with electric water spigot and water pump housed inside shop. 2”of rain will fill both tanks and excess drains off and can be diverted.
- 40x40 Mueller building with a 10x40 overhang, fully concreted with 14 ft and 10ft door, LED lights and 30amp plug for RV, extra sheet metal is in the equipment barn
- Old equipment barn has been newly wired with electrical and GFI protection
- Well has a 2500 gallon holding tank installed in 2018 from Lucy Creek Well Water, well report has been provided. The well has not run dry and filled the 2500 gallon tank overnight when installed.
- Well house has the Nations Creek Water Softener System with Salt
- There is another original well that is not mapped for the farmhouse that is at 85ft
- Original Farmhouse is 1600 sf believed to be over 100 years old, but not documented. Solid flooring except for in kitchen area. Electrical has been updated, can be redone and have income potential, has been being used as a shop
- Krempin Road is a County Road to the 2<sup>nd</sup> Cattle Guard and is maintained by the county
- Hughes Net is the internet they currently have and they are able to stream movies
- Old Horse Barn -3 Storage Rooms, Super Clean
- Spray Foam insulated 3.5” garage and entire perimeter of home
- Garage has loop for additional water softener
- Laundry Room is set up for Top Load washer
- Fireplace capable – The home was built with a fireplace in mind – where the entertainment center is in the living room is the design for the fireplace and the interior formation is in the wall for the fireplace, the finish out would need to be completed with cutting the roof (contractor would need to verify cost to convert)
- Knotty Alder wood throughout
- Same Granite Pattern throughout home
- Master has a 4-season closet
- Bedroom 2 and 3 has the jack and jill bathroom with separate vanities
- Floorplans and Building plans are available for review