

200 Bears Lane, Driftwood TX 78619

Special Features

- HVAC system was replaced in November 2023 with a new five stage, 17 seer, Carrier unit.
- The 30,000 gallon rainwater system, put into service September 2022, has a full filtration system and is currently the main water supply for the house. There is a separate 1200 gallon rainwater system dedicated to filling the pool.
 - A well, which is shared with the next door neighbor, currently feeds outdoor spigots. But it can easily be used as a backup primary water source, if the rainwater system runs out.
- Solar screens for the west side of the house were purchased in 2023
- 10' ceilings throughout the first floor of the main house, except in the main living area, where the ceiling vaults to 24'.
- Laminate wood flooring in the master bedroom and closet new in 2022
 - Quartz countertops in master bathroom
 - Two living areas, each with its own wood burning stove
 - Pool table in living area conveys, if desired
- Two water heaters. West side heater was replaced June 2024, east side was replaced July 2022.
- 100 gallon propane tank, purchased and filled in 2023, serves only the cooktop in the kitchen and apartment stove.

-100% fenced, and cross-fenced numerous places

-200' x 70' sand riding arena

-36'x36' Horse Barn with (4) 12'x12' stalls, plus 12' x 12' concrete floored washing stall and enclosed feed/tack room.

-Large garden area with excellent soil (unusual for the area)

-643 sq ft. Guest Apartment. 1 bedroom, 1 full bath, large living/kitchen area, and loft. Serviced by two mini-split HVAC units.

- $\frac{3}{4}$ House x' wide wrap-around porch, including screened back deck area.

-48' x 32' Tractor Barn, $\frac{1}{3}$ is fully enclosed storage.

-Many large, mature trees and fruit trees, including Live Oak, Red Oak, Pear, Persimmon, and Fig.

-100 sq ft. workshop with mini-split HVAC in the garage

Additional items for sale or negotiation:

-John Deere 5105 Tractor with just over 5000 hours, front loader, 3 pt rake, 3 pt 6" JD shredder, 3 pt. hay spear