

**3807 Appleby Sand Rd., Nacogdoches 75965**

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The Following is a List of Amenities from the Seller: It is Deemed Reliable, it is not guaranteed. Buyer is encouraged to have Buyer Inspections prior to end of negotiated Buyer Option Period. Buyer choice of Licensed State Inspectors at Buyers Expense. 21- Acres with Pond - primarily wooded and natural inside the NE Loop. Excluded from this Acreage is Lot 47-A. Note: 47-A-1 adjoining FM 2609 is a separate Lot and not included in the sale.

**General – Home**

**Architect Designed Home, Custom Built by Larry Stripling in the year 1998.**

Total Square Footage per Nacogdoches CAD: 5,178 SF Heated/Cooled

2-Car Garage Attached to the House, 640 SF has large storage room and floored attic accessed from 2<sup>nd</sup> floor of home

Detached 2-Car Garage, 704 SF has extra large storage room and floored attic

Porches, Approximately 1,056 SF

Exterior Walls are built with 2 X 6 Studs and 2 X 8 Studs as needed.

Insulation as needed and faced with 6-8 inches of Arkansas Hackett Stone.

1100+/- Foot Concrete Driveway with Circle Drive in front of home and drive to the back of home where the Garages are located with family parking pad

Energy Efficient double-pane Andersen Windows throughout

Hardwood Oak Floors in the Entrance Foyer, Living Room, Dining Room, Marble floors with electric heat and marble countertops in Master Bath.

Carpet in the upstairs bedrooms and game room.

Slate Tile floors with electric heat in the Kitchen, Family Room and Flex/Office Room.

RubberSquare (Flooring) in the Exercise Room and the Laundry Room

Large Back Patio overlooking the Pond.

Several Springs down toward the creek

Standing Seam Aluminum Roof with sound deadening factor

Wired for speakers in most rooms and each room has separate volume control.

Custom Alabaster Pendant lights in the Entry, Living Room and Dining Room

Hand Printed designer 'Bradbury & Bradbury Wallpaper' in most of main floor rooms

10 Foot Ceilings unless otherwise noted

Floored attic above 2<sup>nd</sup> floor.

1 Carrier ac/heat unit Auto switches between heating & cooling. (Elect air/Gas Heat)

3 Carrier ac/heat units as above but also individual temperature controls for each room.

**Home Exterior**

Garden Potting Bench, access to water and sink.

Large Kennel 12 X 12 Feet in the Yard

Breeze-way connect detached garage to house

**Home Interior**

**The Main Floor:**

Front Entrance Foyer

22' Ceiling

Sweeping stairs to the 2nd Floor.

Coat Closet with under-stair storage.

Dining Room:

Wall of windows overlooking back patio and pond.

15' Ceiling Height

Oak Cabinets with Lighted Shelving and Mirrored Background.

Living Room:

Large Living Room open to the Dining Room

French doors to the covered portion of the back patio.

15' Ceiling Height.

Bookcase wall on either side of Fireplace.

Wood burning Fireplace currently using Gas Fireplace Logs.

Powder Room:

Marble Countertop in Powder Room off the Living Room.

Beautiful Paper.

Hall Closet:

Cedar Lined!

Back Entry:

Wall of Cubbies

2 Large walk-in storage rooms.

Family Room:

Cozy room with French doors to covered portion of the back patio .

Wall covered with Oak built-in storage and TV Space.

Electric Heated Slate Floors.

Master Bedroom:

Large room with bump-out sitting area.

Separate his and hers walk-in closets.

2 Stained glass windows matching the wallpaper.

Extra large en-suite bath with double commodes and lavatories, a whirlpool tub,

An enclosed steam shower with 2-shower heads and a jetted foot bath.

Electric Heated Marble Floors.

Linen Closet and extra storage in Bath.

Wood blinds in the Bedroom and Bath.

Kitchen:

Gas Thermador cooktop with 4 burners and a griddle.

Built-in double ovens (1 convection).

Warming Drawer.

2 Appliance garages.

2 Pop-up Stands for a Mixer and a Food Processor.

Ample cabinets and storage of solid oak

Walk in Pantry.

Small prep sink.

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## **Home Interior**

Kitchen:

Granite countertops and backsplashes.

Large center island with granite top and cookbook shelving at either end. Full size sub-zero refrigerator.

Full size sub-zero freezer **with** ice-maker. 2

Drawer sub-zero refrigerator unit.

Electric Heated Slate Floors.

Open to family room.

Back stairs to the game room.

Laundry:

Has deep sink and lots of Oak cabinets-storage. Has a walk-in-closet.

Rubber Square Flooring.

Exercise:

Large room for all your equipment.

Wall of windows with sun shades overlooking pond.

Extra soundproofing.

Sloping Ceiling 10' and up.

Rubber Square Flooring.

Attached 2-Car Garage

Has large storage room.

Has separate garage doors.

Guest Bedroom

Ensuite Bathroom

Electric Heated Slate Floor

Sica Eurowall Murphy Style Bed

Walk in closet.

Great View of Front Circular Drive and Wooded Area.

Use as a Perfect Home Office.

## **The Second Floor:**

Bedroom 2:

Window seat with storage below

Large walk -in -closet.

En-suite bath features extra large shower, no tub

Bedroom 3:

En-suite Bath

Large walk in closet

Juliet balcony

Large Game Room

French doors open to 2nd floor balcony.

**Other:**

At one time the Pond was stocked.

The Creek runs year round.

Springs on the property feed the pond.

Perimeter of house watered from pond.

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**General-workshop/office:**

Approximately 86' W X 33' D

Metal Construction

Insulated

Concrete parking pad

Generator

**Workshop/storage:**

Large open storage

3 overhead Doors

1 bay has lowered driveway to allow convenient loading and unloading

Small maintenance area dedicated to A/C, Electrical and Other.

**Office/Hobby:**

Several rooms

3/4 Bath

Heated & Cooled