

E Komo Mai – Property description 19.11.17 - Update

Noteworthy features of the property at 938 Lost Acres Loop, Blanco

General features:

- A Blanco Riverfront property of 37+ acres within the original 1835 Noel Mixon land grant
- Multiple ecologic zones including 1500' of riverfront, riparian area, alluvial meadow, mixed grassland and woodland, with caliche terrain at ~ 100' elevation above the river (where the main improvements are situated)
- Garden areas featuring Texas native plants and raised bed herb and vegetable gardens
- Landscaped for native wildlife (birds, butterflies, etc.)
- Wildlife tax valuation

Improvements include:

- Residence – New construction 2013, 2262 sqft; 3 bdr/2ba/external shower; main living/dining/kitchen area with vaulted ceiling; master bedroom with dual vanities, spa tub, large walk-in closet; 12' porches, full 60' length of south and north sides; ADA standard ramp to north porch; attic storage; utility/laundry room with doggie door; cemented crawl space with 5' overhead clearance at north side of house, 2 access doors.
- Custom pool and spa, 2013
- Avian spring – water feature near pool with circulating water, fish, frogs, birds
- Barn – Mueller metal construction 2008, 3000 sqft; 4 bays each 25'x30' – 2-car garage/workshop, rainwater catchment storage, office/studio, apartment (1 bdr/1ba/kitchenette/living area), 2 bays with A/C, 1500 sqft; outdoor lanai, exterior shower
- Duplicate appliances in house and barn: refrigerator/freezer, microwave, oven, washer-dryer, dishwasher, in-sink garbage disposal; barn also has chest freezer
- Arbor adjacent to pool – 15'x15'; utilities, fan
- Greenhouse – 8'x16'; utilities; rainwater and well water bibs
- Garden shed – 8'x12'; garden/farm tools and supplies
- Pool shed – 8'x16'; sheltered/concealed pool equipment and supplies
- 500 gallon tank captures rain water from roof of pool shed
- Gazebo at riverside – 12'x20'; river view, picnic area
- Fences – cattle fence, entire perimeter of property; deer exclusion fence, enclosing house, pool, arbor, gardens, greenhouse, and farm area (1+ acre), including dog run (20'x40')
- Gates – security gates at main entrance to property (southwest corner) (Gate 1) and at Highway 165 access to Lost Acres Loop; additional gates at midpoint of east side (Gate 2), northeast corner (Gate 3), and for river access (near gazebo)

- Parking – double carport, adjacent to house; double carport+, adjacent to Gate 938 – 2; 2-car garage in barn; guest parking area adjacent to house
- Water – rainwater collection at barn (4x5,000 gal) and house (15,000 gal), well water with 1,500 gal reserve tank in barn; all hose bibs plumbed to well water lines; all interior plumbing (house and barn) and pool served by rainwater system, house served by either barn or cistern storage interchangeably
- Separate propane tanks supplying barn and house
- Backup generator serves both barn and house
- Satellite dishes at house and barn
- Gas grill at house and arbor each with fixed propane line connection
- Electric supply separately metered to well, barn, and house