

NOTICE OF INFORMATION FROM OTHER SOURCES - *Owner/Seller:

**170 Mesa Verde
Medina, TX 78055**

Property Improvements - Power washed Home, Garage, Barn, Pump house

New Paint on the Interior and Exterior
Teak Oil applied to Kitchen cabinets
Installed Crown molding as applicable Home
Installed new Levolor Blinds through-out Home
Double-insulated windows & exterior doors
Heavy insulation in attic & walls
Home has integrated Alarm system
New Dining room Chandelier, 2 fireplaces, Granite thru-out
Refurbished Master Bath, installed Moen faucets, new tile, large tub/shower combo & commode
Installed dusk to dawn LED lighting on all side of home, 3 sides of barn
Installed new fan motor in Condenser in front yard & new contacts
Added new metal panels on walls of Barn, replaced all rotted old siding, trim on Home & Barn ext, shop
6 - 20' Crepe Myrtles planted along driveway wrapped in large white stones
Stone entry gate with white pebble stone driveway & parking

Hunting - white tail, axis, turkey, 60 species of birds

Wallace Creek - 900' of Clear mountain water

Home protected with Army of Engineer designed 12' Berm wall separating creek from home
Garden House - Covered Green House, trellised entry covered in Trumpet vines, enclosed high fenced area for planting vegetables, etc. has water & electricity

Well - Replace 290' of Well Piping with PVC (50 yrs quality water)

Cleaned well pump in the hole, Installed new motor & pump from 3000 gallon water holding tank,
Installed new diverter water valve for Hard to Soft water function

Barn - 3 stalls with water & electricity, powerful wench for cleaning deer

Trees - Oaks, Walnuts, Pecans, 200 yr. old Cypress

Protected trees around home with injections of fungicide, removal of ball moss & trees with Oak decline

5 Acres Fenced pasture - multiple gates, no rocks, many mature Oak trees providing shade for your Horses, Lamas, Shetland ponies, etc.

Property surrounded by large tracts of land (no close neighbors)

Awe Inspiring grand area for viewing Stars

Panoramic Hill Country views

Enclosed front yard with Oaks, Crepe Myrtles, Bermuda grass

Located - Hwy 16 easy access (low traffic road)

12 minutes to Kerrville

7 Minutes to Medina

60 Minutes to San Antonio

****Broker does not warrant or guarantee the accuracy of the above information. Do not rely on the above information without verifying its accuracy.***