8169 Ranch Road 2338, Georgetown, TX
Features & Upgrades

Main house Features and Upgrades:
• 3,592 SF, Built in 2007
• HVAC replaced March 2022
• Oven replaced November 2024
• Refrigerator replaced Aug 2024
• Water booster pump replaced October 2023
• Water heaters replaced November 2021 & November 2022
• Washer/dryer replaced approximately 2020
• Septic pump-tank pump replaced April 2023
• All wiring terminates in climate controlled network & storage room in garage
• 3 car garage
• Prewired for alarm system, & has cable, telephone and ethernet wires & to all rooms
• Main house has attic access with large walkable attic, fully floored and lighted
• Spray foam insulation
• Fresh air ventilation system
• Central Vacuum

Guest House Features and Upgrades:
• 1,088 SF, Built February 2019
• 807 SF climate controlled garage
• Spray foam insulation
• Currently leased month-to-month
• Lease is $1,500/month

Metal Outbuilding Features:
- Dimensions: 40' x 40' x 14' built September 2020
- Has its own electrical meter
- 200 amp service & water
- Insulated with a 12' lean-to extension
- Back is fenced off from the rest of the property with gates
- 9' x 25' Interior livestock space to put animals up in the evening & during inclement weather.
- Two roll-up doors; 12' x 16' with opener and 8' x 10'
- Potential uses: Barn/Workshop/Man Cave/She Shed

General Information on the Property:
- LOW 1.55% Tax Rate
- Owners manuals for appliances, fans, spa tub, booster pump, stove top, range hood, etc., for main house have been retained.
- Deeded easement is approximately 30 feet wide and paved.
- NO RESTRICTIONS on the property and located in the ETJ of Georgetown
- Entire property is fenced with 2' x 4' "no climb" fencing 4' tall
- Seasonal pond
- Shed is insulated and waterlines have freeze protection installed
- Both homes are serviced by the same city water connection
- Water softener services both houses
- Main house outdoor water spigots are not connected to water softener
- Roofing on 3 structures with certificate for insurance