

## List of Features for 12243 Trautwein

- Approx 14.6 Acres, unrestricted.
- No HOA
- 1D1 Ag Exemption (birds) 5 year plan in place, renewal plan will be submitted in September.
- Fenced on 3 sides,
- Approximate 850 LF of live Barton Creek; small dock structure (creek has held water, w/ moving water, through drought)
- Limestone, double-faced privacy wall along Trautwein (approx 550 LF)
- Concrete-paved drive
- Powerline pole at barn only; underground to Main House and Barndo
- Well with insulated pump shed and water storage tank

### Main house

- Recent AC Units (warranty transferable) 2 units
- Added pool and back patio/deck areas
- Added trellis' at front and back
- Fire pit and trellis out front
- Fire pit and canopy out back
- Terraced/landscaped back
- Fenced raised-bed garden area
- Sand box/Swing Set/Upper Deck area
- Front play yard
- Recent gas range (6-burner w/ griddle); Oven and warming oven
- Recent under-counter ice maker

### Barndo/Foreman's Quarter

- Upstairs Loft Apartment
- 2-car Garage area
- Landscape Garage
- Workout/Meeting area downstairs w/ view
- Chicken pen
- Rock nesting area w/ boxes
- Outer pen area w/ shaded cover

### Small Shed

- Small shed w/ porch

### Barn

- 2- large bays
- Shelving on interior perimeter walls
- 1-bay exterior parking w/ electrical for RV
- Water collection tank (2,000 gal tank); pressure tank and plumbed hose bib
- Conditioned space for workout room.

## Drives

- Concrete-paved drives
- Private gate entry
- Pasture road to creek

## Property

- 1D1 ag exemption
- Water and soil conservation projects in place and continuing
- Nest boxes
- Brush piles
- Pattern mowing
- Invasive species mitigation plan
- Feeders
- High pasture is cleared of cedar; many oaks. Hillside is wooded; Low pasture is flat and cleared.