

# **111 Citation Drive, Cresson, TX 76035**

## *Home Amenities Sheet*

### *House Features*

- *Interior Amenities:*
  - Grand formal entry has dual staircases and impressive chandelier
  - True, thick hand-scraped hardwood flooring throughout common areas & study
  - Travertine tiling in kitchen, utility, baths and craft room
  - Large Master Suite connects to study & private craft room with built-in cabinetry
  - Study boasts richly-finished, elaborate built-ins and pocket doors
  - Second Master Suite upstairs with walk-in closet, dual sinks and linen storage
  - Gourmet Kitchen is fully equipped:
    - Double-ovens
    - New dishwasher
    - Double sinks and disposal
    - Pot filler
    - Jenn-Air gas range with four burners and griddle
    - Double pantries with floor to ceiling storage
    - Large center island and granite counters
    - Eat-in kitchen features beautiful built-ins
  - Two Dining Spaces flank Kitchen:
    - Formal Dining houses 11-foot, 12-seater table
    - Eat-in kitchen houses 8-seater round table
  - Home has 3 gas-starter, wood-burning Indoor Fireplaces:
    - Living area features 2-story, stone-finished centerpiece fireplace
    - Study and formal living boast ornate wood mantels
  - Every bedroom features walk-in closets, plenty of linen storage and high ceilings
  - Every bathroom has granite counters
  - Game Room equipped with kitchenette with full bar area, wine storage and granite counters
  - Tiered Media Room equipped with projector, screen, dimmer lights and surround sound speakers
  - Windows are richly cased, and every room features thick baseboards and crown molding

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  - **50-year composition shingle roof**
  - **Whole-house water filter + continuous hot water heater**
  - **Pier and Beam with 3.5 feet crawl-space clearance under entire home**
    - Two Access Points: pantry and His Master Bedroom closet
  - **Steel Pilings drilled 15-20 feet down into bedrock**
- *Exterior Amenities*
  - Gunite pool, all-weather decking and metal-roofed back porch area for summer entertaining
  - Outdoor fireplace and gas-connect for grilling
  - Garden area, landscaping and numerous fruit, pecan and oak trees
  - Circular drive and swing drive afford plenty of parking
  - Large front covered porch
  - Front exterior up-lighting and back-yard custom-hung pool lights
  - Upstairs back balcony

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### *Home Amenities Sheet*

#### *Aviation Features*

- **Private Airplane Hangar**
  - 2400 square foot hangar capable of housing three private aircraft
  - Hangar is approximately 37' Deep, 58' Wide and 25' Tall
  - Hangar Door is approximately 38' Wide and 12' Tall
  - Tie-down pad exists outside
  - Features storm shelter below home as well as a small office space inside closet
  - Stairs take you to large additional storage area over garage and parts storage along perimeter decking
  
- **Bourland Field Airport**
  - 4,100' x 60' paved, fully lit and painted runway owned by residents
  - FBO facilities, fuel and aircraft storage
  - Three instrument approaches (2 GPD WITH WAAS)
  - Big enough for private jets
  - More Airport Info:
    - <http://www.airnav.com/airport/50F>

#### *Additional Available Information*

- **Inquire about:**
  - Detailed Interior-Paint Sheet provided by Accurate Designs
  - Schematics marking property's sprinkler system
  - Utilities information

### **Devon & Alberto Reyes**

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