

STRAWBABY FARM – Summary of Home Features

6,600 sqft custom home built by Bobby Smallwood in 1987 (97 Bell Piers foundation construction, not pier & beam)
~2,800 sqft workshop/barn built by Bobby Smallwood in 1997
Five Bedrooms and Six Bathrooms
71 acres total, 60 acres fenced pasture, 12 acre lake and 50' diameter fishing pond
Lifetime warranted ACME exterior brick
Maintenance free Pella aluminum clad exterior windows and doors (wooden frames & interior)
60 Pella windows and 10 Pella doors
Hunter Douglas Silhouette Window Shades (lifetime warranty)
Casablanca and Hunter ceiling fans throughout house (16)
Four 20 SEER American Standard HVAC units – 4 programmable thermostats/zones, electrostatic air filters (10 yr warranty parts & labor thru 2021)
New Roof 30 yr Owens Corning Driftwood GAF Asphalt Shingles (May 2013)
Oversized gutters with 4" downspouts
Clear stream aerobic 1,000 gallon tank septic system (new aerator pump 2013)
Two Air-Vac central vacuuming systems
Stereo system speakers throughout house
Oversized doors and hallways (handicap access)
Solid Baldwin brass hardware
House wired for four phone/fax lines, wireless hi-speed internet, cable/Dish TV
Monitored Security System – alarm, smoke, fire, motion sensors, glass breakage, window screens & doors
Extensive landscaping and gardens
Note: all walls were primed and painted prior to wallpaper treatments (easy removal of wallpaper)
New interior paint, carpeting and hardwood floors March 2011
Strawbaby Farm is located in the Anadarko Basin and the property has had previous lease contracts with SOHIO (gas and oil).
50% of the property mineral rights included with the sale of the farm
2013 Lamar Country Property Taxes \$3,074
(Note: house is super insulated. Electric bills year round on LEC's annual budget plan were \$300/month when Mr. & Mrs. McCaskill both lived there. Averaging \$187/month now with one occupant, but for almost 7,000 sq ft that speaks for the quality of insulation, Pella windows, etc.).

Listed with Brian Smith, Dave Perry-Miller & Associates (an Ebby Halliday Company) \$935,000

Kitchen Two Jenn-Air ovens and stove tops (8 burners, double grills, etc.)
Two Kohler double sinks (2 Waste King heavy duty disposals) with pot filler faucets and Kitchen Aid instant hot water faucet
Panasonic microwave
GE side by side refrigerator freezer
Kitchen Aid dishwasher

Kitchen (cont'd)	<ul style="list-style-type: none"> Kenmore trash compactor Dupont Corian countertops and large work island Custom oak cabinets with pull out shelves, Baldwin brass hardware Custom cookbook shelves & linen storage cabinets Decorative hardware (grapes-bar sink & strawberries-china cabinets) Custom Enclume Pot Rack Portugese hand painted kitchen tile murals Copper bar sink with wine crate backsplash and wine label tiles Vinotemp Wine Cellar Cabinet Thermador warming drawer Corning countertop warming tray Antique brick arch from Paris City Laundry building Custom china storage cabinets Large kitchen dining area with antique hanging (kerosene) light fixture
North Sunporch	<ul style="list-style-type: none"> 14 Pella thermopane crank-out windows/door with e-type blinds Custom cypress tongue and groove vaulted ceiling and walls Quarry floor tile Antique Mexico brass carriage lamp Antique floral enamel table hanging light fixture Meadowcraft wrought iron porch furniture Antique wrought iron pedestal glass dining table
Family Room	<ul style="list-style-type: none"> Over-sized wood burning fireplace with custom Glass-Fyre copper/brass screen Antique brick wood burning fireplace (outside vented draft) with custom mantle Crown molding Custom cornice board window treatment Van Luit wallpaper and border In-floor electrical outlets
Dining Room	<ul style="list-style-type: none"> Formal dining room with crown molding and silk-screened Van Luit wallpaper 50 year old Waterford crystal chandelier
Powder Bath	<ul style="list-style-type: none"> Sherle Wagner hand painted water lilies china basin with gold plated fixtures Dupont Corian countertop Antique New Orleans lighting fixtures and mirror Kohler elongated commode Hardwood floor

Foyer	<p>Oversized entry with custom Bruce Alford leaded cut glass door Baldwin brass hardware Hardwood floors 97 year old Waterford crystal chandelier (original Staples jewelry store showpiece) Custom stairway with antique New Orleans gold leaf finial (extra wide treads & low risers) and curved balcony landing</p>
Living Room	<p>Large wood burning fireplace with antique brick and custom mantle Antique solid brass Baldwin andirons Solid brass fireplace tools Crown molding and silk screened Van Luit wallpaper</p>
South Sunporch	<p>Custom cypress tongue and groove vaulted ceiling and walls Berber carpeting Wicker sofa, two chairs/ottoman and glass top end tables Pella windows and French doors connecting to living room and bedroom</p>
South Deck	<p>Outside wooden deck off of south sunporch Allibert garden deck furniture</p>
Second Master Bedroom/Bath	<p>Large second master suite or guest room Spacious full bath with Dupont Corian countertops and Kohler fixtures Deep Kohler whirlpool bathtub Custom floor and wall tile Antique New Orleans lighting fixtures Pella windows and custom window treatments Heated English towel rack (wall mounted)</p>
Master Bedroom and Bathroom	<p>Spacious Master Bedroom with access to pool patio Custom queen bedspread and window treatments Dupont Corian bathroom countertop with specialty Kohler sink & fixtures Kohler elongated commode and bidet Heated English towel rack (wall mounted) Designer floor tile and wall tiles Master shower with rainfall shower head and heat lamp Antique New Orleans lighting fixtures and framed silver leaf mirror French doors from master bedroom to bath</p>

Home Office	<p>Multi purpose room Home office with two built in desks Custom Storage Cabinets Laundry room, washer & dryer, and utility sink Second refrigerator/freezer and upright freezer Large pantry closet Exercise Room Antique Hunter Ceiling Fan (from original Paris High School)</p>
Pool Bathroom	<p>Dupont Corian countertops with Kohler sink and plumbing fixtures Kohler elongated Raphael commode Kohler whirlpool Japanese soaking tub Dual shower fixtures (children & adult) with heat lamp Custom cabinets for bathing suit/beach towel storage Decorator tile floors and walls Heated English towel bar (wall mounted)</p>
Garage	<p>Oversized 2½ car garage Underground storm cellar (capacity: 8 people) Craftsman ½ HP garage door opener Workshop/Storage room ¼ mile asphalt driveway lined with crepe myrtles and oak trees, and post lamps Large outside parking area, with additional parking adjacent to barn/workshop</p>
Barn/ Workshop	<p>Wooden structure with 6" concrete slab (one story with upstairs loft) Two car garage door Designed as workshop, but could function as garage or storage barn</p>
Pool Patio	<p>Gunitite Pool 18'x36' – large shallow end 3' deep to 9' depth with diving board (replastered in 2002) Hayward sand filter with 2HP pump and auto chlorinator Pool vac system (new 2012) Pool equipment storage closet Cool Crete pool deck Allibert Garden pool furniture Covered Patio with quarry tile pavers Meadowcraft wrought iron patio furniture</p>

Pool Patio (cont'd)	<p>Peruvian pottery garden light fixtures New Orleans custom decorative wrought iron plant holders New Orleans custom copper garden fountain Patio Dupont Corian Bar with refrigerator, sink and Jenn Air Cooktop/Grill with vintage wine crate cabinet Outdoor pool wall clock – radio controlled</p> <p>Garden Potting Bench, Dupont Corian countertop Antique European Dog Drinking Fountain/Basin Garden Tools storage closet</p> <p>Large raised backyard deck with porch swing, Pawley Island rope hammock Bistro table and chairs Propane and Charcoal BBQ grills (Holland & Weber grills) Specialty garden lights and post lamp Water Garden (original koi water pond) Oriental Garden Gong</p>
Back yard	<p>50' diameter, 15' deep Fishing Pond, surrounded by Louisiana Swamp Iris Cutting gardens featuring Daffodils, Iris, Daylilies, Cannas, Roses, Mums, etc. Herb Garden Texas Bluebonnets 12 acre fishing lake and cattle tank</p>
Pasture	<p>60 acres fenced pasture 100 cattle support 50% mineral rights, gas/oil leases (SOHIO lease in the 1980's)</p>
Upstairs Bedrooms/ Bathrooms	<p>Two bedrooms with walk in closets, built-in storage cabinets and a shared bathroom Shared bath has Dupont Corian countertop and Corian sink, tile floor and wall, and Kohler fixtures Kohler bathtub and separate shower stall with heat lamp</p> <p>Third oversized bedroom has adjoining cedar closet and private bathroom This bedroom could also function as a media or game room Bathroom has Dupont Corian countertop, tile floor & walls, Kohler lavatory and commode, & Kohler tub/shower unit</p>

Attic

Large "finished" attic room is located next to third bedroom
Additional unfinished storage spaces (3) are also located upstairs
Easy access to all HVAC air handlers
Two separate hot water heaters
Super energy efficient (electric utility average billing plan = \$187/month)
12" attic cellulose insulation
Cellulose blown in all exterior walls
Dow TUFF-R double foil faced solid core foam insulation on ¾" plywood exterior and attic walls
All plumbing and electrical openings in walls were sealed with foam insulation

CONTACT:

DAVE PERRY-MILLER & ASSOCIATES



Brian Smith ALC/CIPS Farm and Ranch Division

Voice Mail 972.380.3319

Email brian@countryconnection.com

www.countryconnection.com

6025 Luther Lane Dallas, TX 75225

Office 972.588.8300 Fax 214.522.8644

DavePerryMiller.com