

Home Features for 626 Scoggins Rd

- I.C.E block exterior walls withstand 165 mph wind with assembly R-value of R-32+/- . Go to iceblock.net for specifications and product description
- Windows are vinyl Low-E, thermal break, with argon matrix and tilt sash. New screens on all.
- Home is extremely energy efficient. Ask agent to see electric bill summary.
- Hidden closet/storage in owner bedroom and both bedrooms upstairs.
- Updated kitchen with large island and new granite countertops, stone backsplash large format tile flooring (includes pantry, laundry room, and butler pantry).
- Exterior is 100% real 3 coat stucco. Not EIFS, with elastomeric paint.
- Roof and gutters are 3 yrs old.
- New HVAC system 3 yrs ago, condensers and air handlers. House is plugged and prewired for a 3rd HVAC unit if ever desired.
- New Water heaters installed 2 yrs ago.
- Cooktop, oven, and dryer all piped and wired for either gas (propane) or electric.
- All new door and cabinet hardware and knobs on exterior doors.
- New carpet in all carpeted areas.
- Custom texture including faux painting in 2 story entry, game room, down stairs bath, and both upstairs bath. (Cracks in walls are not real. Took hours of time with a toothpick to get the look of distressed walls).
- Spacious owner bedroom with 11 for double pop up ceiling with ensuite bath with 2 large walk in closets, 6 ft jetted tub, his and her sinks, and a 2 person walk through shower.
- Second floor balcony off game room consists of EPD roofing material over-layed with floating paver stones on pedestals.
- New well equipment March 2023. Replaced tank, manifold, gages, and valves.

- Deep pond near home is stocked with bass, catfish, and perch. 2 other stock ponds on property as well.
- Plenty of wildlife (deer, dove, geese, etc.)
- All but 1 acre is Ag-exempt, minimal taxes.
- Minutes from Lake Ray Roberts.
- Less than 1 mile from future Dallas North Tollway extension.
- 220 Plug in garage.
- Christmas light outlets in all 4 exterior corners of house.
- Custom interior window sills.
- Jamb switches in closets downstairs.
- Property located on quiet dead end road with no through traffic.
- Creek throughout property with large mature trees.
- Outside city limits.
- Golf enthusiasts; personal driving range off the owner suite patio or back patio.
- 8 minutes from The Bridges Golf Course in Gunter
- Air ducts cleaned in 2021.