

250 MCKELLAR

Designed by Chas Architects

EXTERIOR:

- Long distance Hill Country views
- Hand Hewn chink logs from Tennessee
- Cypress board & batten from Louisiana
- Metal panel / concrete tile roof
- Hill Country limestone
- Wood windows
- Bevolo Porch Sconces
- Round Gutters and downspouts
- Rock courtyard and retaining walls from native rock sourced on property
- Numerous mature live oak and red oak trees
- Drought tolerant plants
- Irrigation system
- Pool and waterfall with hot tub, gas heater. Equipment enclosed within a structure
- Backyard exterior speakers with subwoofer
- Fire pit area
- Fenced backyard
- Security and cameras throughout

INTERIOR:

- 8' solid core doors throughout with Ashley Norton hardware
- Oak wood floors and concrete
- Wood cabinets with granite and marble countertops
- Wood burning stone fireplace with gas fuel
- Separate living space opening to 3 bedrooms with on suite baths
- Office nook



MORELAND
PROPERTIES

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INTERIOR:

- Hidden appliance cabinet
- Thermador Range: 6 burner stove with griddle and steam oven
- Panel column fridge/freezer
- Under panel ice maker
- Under counter wine fridge
- Independent hot water dispenser in the kitchen at the edge of sink
- New Port Brass and Koehler plumbing fixtures
- 14' walls in Living along with vaulted ceilings.
- 10' walls in Primary Bedroom with vaulted ceilings
- Window encased dining room
- 2 tankless gas water heaters
- 2 HVAC heat pumps with multiple zones and gas heat
- Spray foam walls and ceiling
- Custom window treatments in bedrooms with black shades

SHOP:

- 742 Sqft
- Electricity/Data
- Water and sewer connected
- Washer and dryer connections
- Attic Storage
- Easy conversion to living quarters
- HVAC Mini Split



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BARN:

- 192 SF
- Electricity and Water
- Turn out fence

UTILITIES:

- Dripping Springs Water
- Pedernales Electric
- Underground propane tank

