

8815 BLAZYK DRIVE FEATURES & UPGRADES

PROPERTY FEATURES:

- Thoughtfully designed 100% masonry home
- Situated on a certified Texas wildlife habitat with native landscaping and mature trees
- Expansive 3-car garage and workshop space
- Private 300-ft pebble-finish drive with turn-around
- Outdoor living designed for everyday enjoyment:
 - Resort-style pool
 - Covered pergola with fireplace automatic sun screens
 - Water feature and fire feature for year-round ambiance
 - 50-ft creek with fossilized rock bridge
- Oversized front porch capturing Hill Country views
- Established grounds with native plantings, raised organic garden beds, and curated stonework
- Custom arbor overlooking the landscape
- Interior finishes blend warmth and durability:
 - Bosch appliances, quartz surfaces, and custom knotty alder cabinetry
 - Soapstone wood-burning stove as a focal point of the living space
 - Knotty alder barn doors separating living and media areas
 - Pella fiberglass casement windows throughout
- Functional everyday living:
 - Spacious laundry room with farm sink and additional appliance space
 - Oversized pantry for storage
 - Walk-in attic with near-conditioned temperatures
- Primary suite includes an oversized spa tub
- Detached ±1,071 sq ft garage with loft, ideal for RV, boat, or workshop use



PROPERTY UPGRADES:

- Roof replacement (2024) and recently installed full gutter system
- Advanced geothermal HVAC system with five deep wells for efficient climate control
- Supplemental mini-split system for zoned comfort
- Whole-house 48kW generator supported by a 1,000-gallon buried propane tank
- Steel-reinforced safe room
- Fully equipped garage infrastructure:
 - Air-conditioned spaces with built-in cabinetry and workbenches
 - Hydraulic lift
 - 30 and 50 amp outlets (EV, RV, or workshop ready)
 - Rainwater collection system
- Custom fencing and automatic security gate enclosing the property
- Hidden trailer/RV pad for additional storage
- Enhanced efficiency and construction quality:
 - Foam board exterior insulation
 - Spray foam attic insulation
 - BIB (blown-in blanket) wall insulation
- Security system with cameras throughout
- Interior paint (2021) and carpet (2023)
- Wired for hot tub installation (not included)

