

“Upgrades, Updates & Features”
30975 Retama Ridge – Bulverde, Texas 78163

(Time periods are approximate only. Buyer to confirm age and warranty coverage.)

- EQUESTRIAN COMMUNITY (horse riding trails, tennis court, basketball court, playground, park w/ BBQ pits)
- ONE OWNER HOME - (Originally designed by current owners)
- (2021) GENERATOR - DuroMax 12000 (generator, transfer switch/surge protector, over load switch, wired) WARRANTY (2024) \$12,450
- (2021) LANDSCAPING and DECK (stained)
- (2019) HVAC SYSTEMS - Lennox Elite (4 & 2 ton, handlers, box filters-long life, H2O safety switches) WARRANTY (2029) \$29,700
- (2017) HOT TUB - Jacuzzi (with cover) WARRANTY (2027) \$11,000
- (2015) SEPTIC PUMPED (see OSSF) WARRANTY (2025)
- (2013) ROOF
- (2013) KITCHEN APPLIANCES - Jenn-Air (counter top, oven, dish washer, ice machine) WARRANTY (2024 2022 2023 2023)
- SOLID BUILD (2x6 rafters and roof support, soundproofing throughout,
- INSTANT HOT WATER SYSTEM (throughout house)
- REVERSE OSMOSIS - Culligan (R/O) WARRANTY (lifetime)
- WIDE HALLWAYS & DOORS (throughout house)
- CENTRAL VACUUM SYSTEM (throughout house)
- SURROUND SOUND (living room) - INTERCOM (throughout incl. porch and patio)
- OUTDOOR LIVING AREA - (fireplace, BBQ grill, pergola, decking) \$9,500, \$10,000, \$11,000
- WORKSHOP - (fans, multiple lighting, AC unit, 110V, 220V, pier & beam) \$27,000
- STORAGE BUILDINGS - (lights, pier & beam) \$15,000
- PET AREA (fenced & gated)
- WALKING PATHS, BRIDGES & SEASONAL CREEK
- FENCING (all sides) & POWER ENTRANCE GATE - \$9,500
- TREES (Burr Oak, Live Oak, Texas Oak, Monterrey Oak, Red Oak, Pear, Fig, Crepe Myrtle,