



BEYOND THE LISTING

EXTRAORDINARY FEATURES OF 2594 SALEM ROAD



01 LAND + LIFESTYLE



Amazing Pecan Orchard (more than 140 mature trees with several improved varieties)



Income producing potential



Irrigation infrastructure present (but needs repair of underground pipe and potentially some pump house repairs).



Spring-fed pond on rear of property would water the orchard



Spring-fed Pond on Rear of property with bream, bass, catfish



Jogging track around the pecan orchard (approx. 0.4 miles)



Gated entry to property.



Large outdoor fire pit



Abundance of wildlife, including deer, wild turkey, and many different kinds of birds.

02 GARDEN + GROUNDS



Beautiful Raised Bed Organic Garden with drip irrigation system and strategic placement of food, herbs and flowers to naturally help to guard against pests.



Tomatoes, peppers, squash, zucchini, watermelon, strawberries, black raspberries, thornless black berries, onions, garlic, herbs, variety of flowers



Two honeybee hives for garden pollination (can stay or be removed)

03 WORK + STORAGE



New Pole Barn (2025) for storing tractors and other yard equipment



Cool rustic workshop with power, water and air conditioning and accented with antique car parts that give it its unique character.



Temperature controlled storage in the attic (Great to act as a root cellar to preserve root vegetables from the garden).



Additional storage in crawl space under the home.



Tractors available for purchase (separately)



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04 POWER + CONNECTIVITY



Upgraded electric with 400 amp service



Safety surge protectors installed on both 200 AMP electrical panels



Upgraded infrastructure that supports extended reach and elevated speeds for internet service.



Cellular service boosters for higher reliability and connectivity.



Electric tankless water heater



Pre-wired electrical for future swimming pool



GFCI's installed on exterior electrical outlets

05 PROTECTION + WATER MANAGEMENT



Septic System with extended drainfield over 100 yards from house (4 inch PVC pipe connects to tank near house).



6 year old metal roof



Roofing Gutter system that sends water underground and away from the home.



Condensate lines from both HVAC systems also tie into the underground drainage system to keep water from accumulating near the foundation of the home.



Front yard swales installed, as a preventative measure, to divert any uphill water around the home and away from the foundation.



Crawl space vapor barrier installed to prevent moisture buildup in the crawl space.



Drain installed in the laundry room to prevent flooding in the event of a washing machine malfunction.



Well installed in 2020; Exceptional water quality. Well was tested for more than 90 contaminants, including PFAS chemicals, and all values are within normal limits.



Sentricon termite bond (covers potential treatment and repairs)

06 COMFORT + INTERIOR FEATURES



TV Mount allows for lowering TV to Watch below the mantel



Built in audio surround sound.



Wood-look tile in the living room and kitchen



LVP flooring in hallways, bedrooms and office.



Upgraded Icynene spray foam Insulation installed to improve energy efficiency.



Special sensors and vent in the Primary Bathroom to ensure proper dehumidification.



Two separate HVAC units (downstairs and upstairs); guests can set their own temperature upstairs.



Double-pane energy-efficient windows throughout home



Ceiling fans on both front and back porches