

Property Feature Sheet

One-of-a-Kind Property on 1.33 Fully Fenced Acres

A rare opportunity offering versatility, privacy, and exceptional improvements. Ideal for multi-generational living, a home business, hobbies, or extra storage.

Property Features

- 1.33 acres (two approximately 2/3-acre lots)
- Fully fenced with new gates
- Two separate driveways with gated access
- Never flooded, including during Hurricane Harvey
- Five mature oak trees plus additional shade trees
- Recent survey available

Main Residence (1,600+ Sq. Ft. | Built 1992)

3 Bedrooms | 2 Bathrooms | Split floor plan | Vaulted ceilings | Fireplace
Remodeled kitchen & primary bath (within 5 years)
Granite countertops, wood cabinetry, ceramic tile throughout
New windows, interior/exterior paint, doors, plugs & ceiling fans
Stained glass French doors to primary suite
Central A/C & heat replaced within 10 years
Water heater under 5 years old
Appliances included: Refrigerator, microwave, new dishwasher & cooktop

Pool & Outdoor Living

Anthony Sylvan pool (~16,000 gallons)
Volleyball-style pool (6-ft center depth)
Waterfall with built-in bench & spa/hot tub
Flagstone deck with new concrete decking (under 3 months old)
Fully fenced pool area
New propane heater to be installed at closing with warranty

Guest House (Approx. 1,000 Sq. Ft. | Built 2018)

1 Bedroom | 1 Bathroom | Open concept | Handicap accessible entrance
Separate gated driveway & electric meter
Brick exterior with brand-new roof
Granite countertops & wood cabinetry
Walk-in tile shower with bench & large walk-in closet
Central A/C & heat
Includes refrigerator, stove, microwave, washer & dryer

Additional Structures

Quonset Hut (30x40): Fully insulated, approx. 1,200 sq. ft. with approx. 900 sq. ft. upstairs storage and double-wide garage door.

Barn (14x32): Two stalls, wash area, metal roof, fresh paint.

Metal Carport (20x50): Less than one year old.

Well House: HardiPlank exterior, metal roof, fresh paint, new well pump & pressure switch (within 2 months).

Utilities

Aerobic septic system (installed 2018) • Private well

Highlights

- Two separate residences
- Income-producing or multi-generational potential
- Extensive workshop and storage space
- Horse-friendly amenities
- Mature trees and private setting
- Custom pool & outdoor entertaining area
- Numerous recent upgrades throughout