

# *PROPERTY DETAILS*

- ❖ Automated wrought iron and brick pillar gated entry
- ❖ 45 x 45 pole barn (tack room and 3 stalls) with separate electricity and well
- ❖ 20 acres
  - 4 acres homestead exempt
  - 16 acres AG exempt (4 fenced in pastures ~ 6 acres, ~7 acres wooded)
- ❖ 3/4 acre stock pond with bass, perch, and turtles
- ❖ 150' x 150' wrought iron fenced in backyard
  - 100 sq\*ft air conditioned dog house/storage shed with 8 ft door, 10 ft ceiling, running water
  - 8'x16' net enclosed garden
- ❖ 3 car garage with a drive through bay
  - 900 sq\*ft air conditioned above garage guest suite
  - Air conditioned full bathroom on 1<sup>st</sup> floor
  - Tanning bed will remain with the property-works but may need new bulbs
- ❖ 3134 sq\*ft house
  - 3 bedrooms/ 2.5 bathroom
  - Open concept to living room, dining room, game room, propane fireplace
  - 700 bottle wine room
  - Custom floor to ceiling kitchen cabinetry
  - Covered patio with outdoor kitchen and outdoor fans
  - 500 gallon underground propane tank
  - Updated features (on List of Updates)
  - Double wall oven-electric, GE Profile Trivection
  - Cabinets and mirrors on both sides of fireplace will stay with house
  - Voice activated kitchen faucet
  - Surround sound
  - PEX system plumbing with inline hot water heater
  - Central vacuum system
  - Alarm system-ADT
  - Aerobic septic system
  - 600 ft well
- ❖ Utility easement-Galveston County Waterway
  - Galveston County canal runs along NW property line
  - There is a 75' easement from the center of the canal
  - County mows easement quarterly