

AN EXCLUSIVE LISTING BY JFRANK MONK REAL ESTATE

11182 FM 1094
Sealy, Texas 77474



"On the Square"

10 N Holland St
Bellville, Texas 77418

Phone: (979) 865-3558

Fax: (979) 865-8143

Email: monkre@att.net

Website: www.monkrealstate.com

A NEW ORLEANS STYLE 2-STORY COUNTRY HOME ON 30.277 ACRES with a view of the historic Cat Spring countryside. In this home you will find a 2-story ceiling in the family room, two fireplaces, oak floors, red brick paver floors, ceiling fans and Plantation blinds. There is a study/library with built-in bookshelves and desk, laundry/mud room with half bathroom, old-world style kitchen with a self cleaning double oven, electric stovetop and large double sink, master suite with fireplace and spa bathroom, sunrooms off of each upstairs bedroom, a lofted guest house with full kitchen and bathroom, metal horse barn with run-in and concrete floor feed/tack room, an insulated barn with workshop and shed row for implements, large outdoor fire pit nestled into the trees, covered side patio with gated brick half wall, terraced side yard with concrete area for patio furniture, 2 ponds, a covered pier with built-in bench and earthen dam, improved pastures for livestock grazing or hay production, numerous oak, pecan, elm, ash and cedar trees as well as fruit and olive trees, a small herb garden and ***SO MUCH MORE!!***

PREVIEW OUR YOUTUBE VIDEO OF THIS AMAZING PROPERTY AT THE LINK BELOW:
<https://youtu.be/etw6qdr-4YA>



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***2-Story New Orleans Style Home on 30.277 Acres located
1.5 miles from Cat Spring, 10 miles from Bellville,
10 miles from Sealy and only 45 minutes from
Houston's Energy Corridor.***

ALSO INCLUDED:

- HVAC ZONED AND DAMPER SYSTEM WITH 2 THERMOSTATS
 - 2016 50 YEAR ROOF WITH RATED SHINGLES
 - 2010 SEER PROPANE HEATING UNITS
 - BUILT-IN FIREPLACE HEATILATOR
 - A/C & HEATING FOR SUNROOMS
- 2 METERS EACH FOR MAIN & GUEST HOUSE
- PNEUMATIC AND 220V RECEPTACLES IN WORKSHOP
 - 500 GALLON BUTANE TANK
 - 2004 REWORKED 120' WATER WELL
 - CUSTOM GUTTERS



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2-Story New Orleans Style Home on 30.277 Acres located near the historic town of Cat Spring, this home is truly one to be seen. If you live the equestrian lifestyle, then this is the place for you. This property has the perfect setup for horses. With open pastures and cleared paths, you can enjoy riding for hours. There is a guest house for family and friends to come and enjoy weekends "out in the country". A great property for having a family get together or hosting amazing parties because it offers so much to do for a wonderful weekend retreat.

Monk #860	11182 FM 1094	3	2.5	Sealy	\$899,000.00	
Address		Bedrooms		Baths	Town	Price
Property Type	Rural Residence	Carpet	Y	Room Sizes	1st Floor	2nd Floor
Ext. Construction	Brick & Wood	Drapes	Y	Kitchen	16'x7'	
Lot Size	30.277 Acres per ACAD	Blinds—Plantation	Y	Family Room	19'6"x19'3"	
School District	Sealy ISD	Fireplace—2	Y	Breakfast Room	10'x9'	
Est. Taxes	\$4504.00 per ACAD	Dishwasher	Y	Office/Study	9'3"x15'9"	
TAX ID	R000012620	Disposal	N	Master Bedroom	15'x20'	
Year Built	1964 per ACAD	Microwave	Y	Master Bathroom	11'x5'4"x7'x5'	
Sq. Footage in L/A	3105 SF Per ACAD	Refrigerator	Y	Bedroom #2		17'x14'
Foundation	Slab	Range Top – Electric	Y	Bedroom #3 w/Vanity		13'x17'
Type Floors	Oak, Red Brick Pavers, Tile & Carpet	Double Oven	Y	Bathroom #2		6'5"x13'
Type Roof	Composition—2016 50year roof rated shingles	Ceiling Fans	Y	Small Sunroom		6'3"x6'8"
Type A/C	Central Electric	W/D Connections-Elect & Gas	Y	Large Sunroom		13'x7'
Type Heat	Central Electric	Cable TV Wiring	Y	Laundry/Mud Room	9'10"x11'6"	
Garage w/Opener	2-Car Detached w/Breezeway	Window Screens	Y	Insulated Metal Workshop	30'x60'	
Porch/Balcony Porch	2 Covered—12x15	Cable TV Wiring	Y	Attached Shed Row	20'x60'	
Exemptions		Water Well - 2004 120' deep	Y	Covered Back Patio	12'x15'	
Restrictions	None	Septic Tank	Y	*Directions: From the Bellville Town Square, take W Main St to HWY 36 S, turn RIGHT, turn RIGHT onto FM 2429 S, turn RIGHT onto FM 949 W, turn LEFT onto FM 1094 E, the property will be on the LEFT. *Specification accuracy is not guaranteed but approximated to the best of our knowledge.		
MLS #	#26766742	Butane & Natural Gas	Y			
TxLS #	#100008	Barn/Workshop	Y			
Lands of Texas	#3546177	Fenced/Cross Fenced	Y			

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As you open the leaded glass front door, you step into the large family room with a 2-story ceiling, beautiful oak floors, ceiling fan and Plantation blinds. The focal point of this room is a brick wood burning fireplace with Heatilator. There is an upstairs balcony that overlooks the whole room. Just to the left is the paneled office/library with a built-in desk, built-in bookshelves, track lighting and new laminate flooring. Further down on the left is the laundry/mud room with lots of cabinets/shelves for storage, a sink, full bath tile countertops and tile



floor with access to a breezeway and detached 2-car garage. Straight ahead is the breakfast area with a large window that faces out into the fenced backyard. To the right you will find an Old-World Charm style kitchen with the continuation of the brick fireplace, a red brick paver floor, lots of cabinets, large double sink, electric stovetop, dishwasher, self cleaning double oven, 2 pantries and access to a covered patio with a gated brick half wall. There is enough space in this kitchen for friends and family to enjoy preparing meals together.



To the right of the front door is the master suite with oak floors, a fireplace, ceiling fan, large walk-in closet with built-in cabinets and shelves. The master bath was remodeled three years ago with tile flooring, recessed lighting, built-in cabinets, two vanities and a Jacuzzi tub with custom tile backsplash.

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The 2-story tin roof guest house has a roomy loft, full kitchen, full bathroom, covered front and back porches with a large wrap around deck that is shaded by large pine trees. Ideal for a mother-in-law setup, your College student that wants their independence and privacy, that man or woman “cave” or just additional storage space.

The possibilities are endless...



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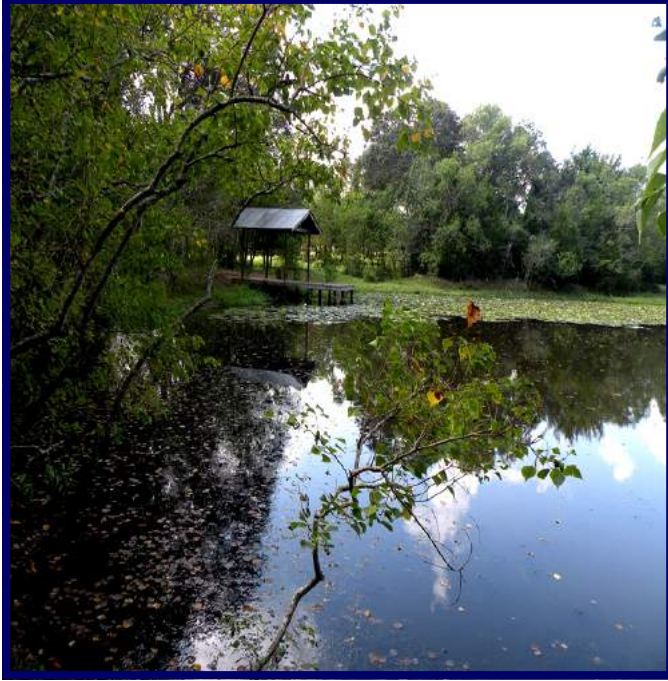


Your horses will remain in better condition grazing on the improved pastures, stay shaded with the numerous amount of trees and keep hydrated with access to the ponds. The 25'x50' metal barn with run-in has a barn paddock, 2 horse paddocks and a tack/feed room with concrete floor, water and electricity. And, with the open pastures and cleared paths, you can enjoy riding for hours. Truly a perfect setup for the equestrian lifestyle!!



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Surrounded by numerous trees, there is one large pond, an earthen dam and covered pier with a built-in bench where you can sit and enjoy watching the local wildlife. A smaller pond adds beauty to the landscape with water lilies and cat tails. There is a good mix of trees which includes Water Oaks, Live Oaks, Pecans, Elms, Ash and Cedar. For the cook that likes to use the freshest ingredients possible, there are lemon, orange and olive trees plus a small herb garden. To the side of this house there is a terraced yard with a shaded concrete patio large enough for patio furniture where you can enjoy outdoor lounging, dining or just utilize when entertaining guests.



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The 30'x60' insulated metal barn/shed has two 12'x12' overhanging doors for implements, horse trailers or tractors and is equipped with pneumatic and 220V welding receptacles.



The 20'x60' attached shed row provides additional storage for farm equipment and/or other vehicles.



A separate workshop/tool room will help to keep your tools organized and can be utilized to work on smaller projects.



There is built-in shelving and storage, with enough space to customize and expand to your specific needs.



Improved pastures of Bahiagrass and Coastal, which is ideal for livestock grazing or hay production.



This property has mesh wire field fencing along with being fenced and cross-fenced, allowing for separation of livestock if needed.

