



34583 Cameron Road, Waller TX 77484

Seller Facts:

- Single family
- 2 beds
- 1.0 bath
- 1,700 sqft
- Lot 448,668 sqft
- House build completed in 2008

At A Glance: Double paned windows, double insulated, heating/cooling ceiling fans, high ceilings, attic and storage space, internet and cable ready, surround sound speakers, RV hookup, fenced yard, garden, asphalt driveway, dog kennel, large ozone pool with waterfall, aerobic septic system and water well.

Exterior:

1. 10.3 acres with 2.75 acres fenced in for homestead and pool
2. Property entrance gate with asphalt driveway
3. Metal structure 70' long x 30' wide built to withstand up to ~130 mph winds
4. Double door main entrance from patio
5. Side with patio has option to have stone added
6. Option to expand building out from garage side, or add on a bathroom to the bedroom on porch side that ties into sewer line
7. Small shed/dog house with dog run, electric power and removable AC unit
8. RV 30 AMP electric and septic hookup
9. Agriculture exemption if cattle are kept on property or it is used for crop or hay production
10. Large ozone pool (~22'x34') with bubblers, waterfall and weeping wall.
11. Palm and fruit trees planted around pool area
12. Privacy fence with gate
13. Rustic fire pit
14. Water well
15. Aerobic septic (lg) system with sprinkler heads – must add Clorox bleach regularly
16. Septic is stubbed out (approx 5-10 feet) for possible structure where existing privacy fence is
17. Electric wiring run past garage on pool side for option to build another structure where existing privacy fence is

Interior:

1. Living area 1500 sq ft (2 bedroom, office, 1 bath, utility room, living area and kitchen)
2. Additional room 15'x9.5' (142.5 sqft possible bedroom or exercise room) off of garage
3. Bedroom 1 has computer station with 2 small closets
4. Bedroom 2 has 2 large closets with small safe
5. Custom closet shelving (bedrooms, hallway, bathroom, kitchen pantry)
6. Interior ceiling fans have cooling and heating options
7. CAT5e (internet) access in all rooms with all wiring routed to utility room
8. Surround sound stereo speakers and subwoofer in living area. Option to install speakers and TV on patio (wiring in attic). It is already wired for install in additional room
9. 10 foot ceilings in living space
10. Attic storage space spans 50'x30' accessible by pull down stairs
11. Double water filter system installed in attic
12. AC unit, furnace (propane) and water heater (propane) in attic
13. Double paned windows with easy access for cleaning
14. Building is double insulated for energy efficiency
15. Acid stained concrete flooring

16. Metal beams that support structure have been wrapped with stained wood (office, living area, kitchen)
17. Custom made baseboards, trim and window casings throughout house
18. All hardwood doors stained to match custom woodwork
19. Kitchen – granite countertops, stained cabinets to match hardwood doors and custom woodwork, tile backsplash

Garage:

1. Rollup metal garage door
2. Man door into garage
3. Garage has loft storage space above the additional room
4. Hot and cold water faucet hookup
5. Electric panel box access with surge protector

400 AMP. ELECTRIC SERVICE
- USING ONLY 200 AMP