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**COLIBRI PINES**

16904 OSBORN RD

 **PROPERTY**

54.665 acres

Secluded, Sam Houston National Forest on three sides

Access via Forest Service easement

Shared with two other land owners

Gated entry

Wooded

Timber & Ag exemptions

50 acres high fenced (8 feet)

2¼ acre pond

stocked – largemouth bass, bluegill, channel cat

12-15 feet deep

Pergola

Aerator, fish feeder

Swimming platform with diving board

Underground electric utilities

Internet via HughesNet or CenturyLink DSL

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P.O. Box 1370 14372 Liberty Street Montgomery, TX 77356

No obtrusive easements

48 KW generator, can run entire house at need

1,000 gallon propane tank

 **HOME**

5,680 sq.ft., built in 2005

One story

Handicap accessible

Cement board & stone

4 bed, 4.5 bath

Island kitchen open to great room

 5 burner Wolf gas cooktop in island (electric avail)

 Extra wide fridge Sub-Zero

 Double convection oven Jenn-Air

Warming drawer

Dishwasher Bosch

Appliance garage

 Walk-in pantry

 Hickory cabinetry

 Breakfast bar

 Granite countertops

Great Room with woodburning fireplace

 Special ceiling treatment

 Large windows overlooking the property

 Hickory plank flooring

Primary bedroom

 Wood ceiling

 Adjoining sunroom could be craft room, office, …

Primary bathroom

 Two sinks

Vanity area

 Walk-in shower

 Separate tub

 Two toilets

 Walk in closet with built-ins

 Tile flooring

Study

 Built-in desk

 Large gun safe in closet with de-humidifier

Dining Room off kitchen

Family room

Wet bar with sink, Sonic ice maker, and wine cooler

Two bedrooms share a Hollywood bath

Fourth bedroom has bath en suite

All have large closets and built-ins

Large utility room with extra fridge, lots of storage

Whole house surge protector

3 HVAC units each with auto control

Covered front porch with fridge and sink

Screened back porch

Lawn sprinklers with 16 zones & smart controller

Conventional septic [low pressure dosing system]

Well over 200 feet deep

Commercial grade water treatment system

 Chlorinator

 Ozone generator

 Zeolight filter

 Water softener

Commercial grade fire sprinkler system

Vegetable garden with screen protective cover

Gazebo with outdoor kitchen

 Gas grill

 Wood burning fireplace

 Electricity

Fully landscaped

 **SHOP**

50 X 75 slab, built in 2012

Sized to ensure any RV or fifth wheel will fit

Wired for 110V & 220V, and surge protector

Water nearby, insulated

High bay LED lighting

Two roll-up doors: 18x10 with opener, 14x16 with chain hoist

Two car carport in front of

Two car garage with 18x8 powered door

Covered porch

Extra parking on cement apron