

### Additional Information for 67 Winters Ranch Road

- New Waverly ISD
- Saltwater Pool added in 9/2019 with large sun shelf, bubbler, waterfall, sunshade and posts
- Pergola with Edison bulb lighting
- Firepit with bench
- Back porch: 2 misting fans and roll down sun shades, log porch swing
- Water softener
- New AC Condensing Unit 8/2016
- New well in 2017, depth is 344'
- Gutters on all buildings
- Spider Be Gone system with tank, goes off twice/night
- Maintained staining of logs, last stained in 2018
- Additional room adjacent to carport has shower and sink and window AC unit
- Woodburning fireplace with propane hookup for starter
- Perennial Landscaping and hardscaping around house with maintenance-free rubber mulch
- Dry Creek swale around front of house for drainage away from home
- Kitchen fridge/freezer, and mudroom deep freezer to stay
- Built in 2020 - 3200 sf barn/workshop- with 5 ton central A/C in finished 22x24' room; and 3 ton mini split A/C in office space
- Additional 22x24' room drywalled and wired for electric, (could tie in to 5 ton A/C).
- 2 large roll up doors and extra large entry door.
- Workshop has own separate 200 amp electric meter, water, and septic-ready with sewer drainage
- Horse/Livestock Barn – Water & Electricity
  - 36x36 interior with concrete isle & sliding doors
  - 3 stalls with turn out doors on one side with 12x36 overhang
  - 12x12 tack room
  - Room for additional stalls
  - 12x36 slab with over hang
- Wood perimeter fencing with wire 4x4 mesh cross fencing with electric line
- Approximately 1 acre stocked pond with floating dock & gazebo with water & electricity
- Loafing shed with water & electricity
- 16x16' Chicken coop with large enclosed run, electricity and electric line around run
- Insulated storage shed with roll up door, water & electricity
- Hay storage tent
- Large fenced established garden area with mature fruit tree orchard with accessible water
  - Established apple, pear, peach, & plum trees
- Asphalt driveway
- Gated entrance
- Culvert/bridge to back SW corner of property over bayou
- Wildflowers planted along road frontage