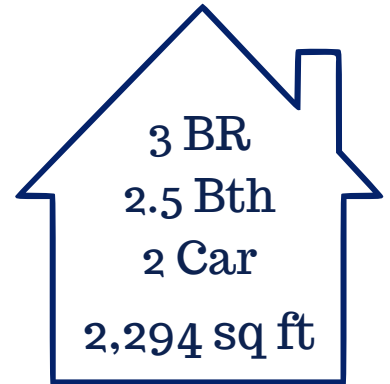


Property Features

1189 Private Road 648
Cedar Lake, TX 77414



Interior Features:

- Built in 2016 -- Remodeled in 2020
- Optional Study w/ Jack and Jill Bath
- Open Floorplan w/ Split Bedrooms
- 10 ft ceilings throughout, Vaulted in Living Room
- 8 ft doors throughout
- Tile throughout w/ carpeted Bedrooms
- Knotty Alder woodwork and cabinets
- Bali Blinds throughout
- 80 Recessed lighting throughout
- Under counter lighting + in cabinet lighting (lowers)
- AV Cabinet hidden in wall
- Cell Phone Booster
- Starlink Internet (buyer will need to set up)
- Screened back porch
- Stained concrete back porch
- New in 2020 -- Granite in Kitchen & Primary Bath. New back splashes.
Pop up outlet in Kitchen Island.

Systems & Extra Interior Features:

- 4 'Panic Switches' -- 1 in Primary operates all flood lights around exterior of home
- Camera Security system
- Plunge Pool in back yard with Pump system
- HVAC unit replaced 2021
- Gas Heat
- Tankless Gas Water Heater
- Water Softener & Filtration system. RO water at sink
- Kohler 20 Kw standby automatic generator -- powers entire house
- 500-gallon Propane Tank
- Aerobic Septic System
- 2 - 4" Water Wells, only 1 is used for home
- Sprinkler System
- Gas powered outdoor fire pit on back porch



40x60 Workshop (built in 2015)

- 16 ft ceilings
- Insulated walls & ceilings
- Insulated roll up doors -- Electric openers on large doors
 - 1 (12x12)
 - 2 (12x14 tall)
 - 2 (8x8) doors
- Two 30-amp RV outlets
- 200-amp electric service
- 5-ton HVAC system with electric heat (15 kW)
- Two 8 ft ceiling fans
- High Bay lighting
- Tankless water heater
- Washer & Dryer Connections
- King size Murphy Bed, Full Bathroom, 3 sinks, wired for electric range
- SpeakerCraft sound system with Bluetooth
- Built in work benches and shelves with work lights above work benches

30x40 Storage Barn (3 sided -- built in 2015)

- 3 bays, wood framed
- Lighting & outlets are installed
- Gravel flooring
- Attached horse stall on back side with lighting & concrete floor
- Dusk to Dawn lights

50x60 Trailer Barn (built in 2017)

- Pole barn built, roof only
- Electric & lighting are installed
- Gravel flooring

50x60 Storage & Livestock Barn (built in 2020)

- Private Driveway from PR 648
- Spray foam insulation for walls & ceilings
- Ready for HVAC -- could be a potential apartment
- Half Bath, Utility Sink & Water Heater
- All concrete floors for interior areas
- 200-amp electric service
- Covered area for 3 horses (stalls required)
- Garage/Hay storage area
- 10x10 Tack Room
- Lighting & outlets throughout -- inside and out
- Shelving



Acreage & Community

- Two 12.5 Acre tracts (25 Acres total)
- ~ 23 Acres fenced with goat wire (2019)
- 24 Acres are AG Exempt -- Matagorda County
- Small pond in back pasture piped from water well
- Private Boat Ramp and Fishing Pier for Cedar Lake Creek Community only -- leads to Intercoastal Waterway
- Did NOT have any water in yard for Harvey

Call w/ Questions or for more Information

Lanita Koppe

ASSOCIATE BROKER / REALTOR ®



979.824.2450



lanita.koppe@yahoo.com

