

House improvements-404 FM 2268

2018 new septic tank aerobic with sprinkler

2019 new double pane windows through out, windows/openings brought up to code in both main and guest house

2019 new blown in insulation in attic.

2020 2 new HVAC units with halo filtration systems .

2020 above ground pool with deck placed

2022 new covered patio with new outlets and fans installed

2023 add on to existing shop that has 220 and 110 circuits (perfect for riding lawnmower and lawn tools)

Shop upgrade includes separate 200 amp service-shop is plumbed for air.

2023 new septic pump installed

2020 New hot water heater for guest house.

RV parking/Covered side parking added 2022

2022 Newly fenced back patio and entrance to property

Chicken coop

5+/- total acres

Golf cart (Gas) will convey

Most major appliances will convey

Riding lawnmower will convey

Private well for irrigation system/city water for dwellings.

Property has 2 dwellings: main house is 4bd/2.5 baths and is 2300+/- sq ft. Guest house is complete 1bd/1bath and is 1000+ sq ft perfect for extra living quarters, air Bnb, or rental for extra income.

Last house in Village limits Golf cart access to downtown through property.

Recent surface damage to shingles- shingles replaced and overhanging trees cut back off roof line.