**FEATURE SHEET**

**1408 PINE WILDERNESS DRIVE, QUEEN CITY, TX 75572**

* Home built in 2016
* Complete spray foam insulation
* 3 bedroom 2 1/2 bathrooms
* 25 Acres +/- with ag exemption
* Property offers complete privacy
* Electric driveway entry gate with key pad and remote
* Completely fenced with barbed wire and woven wire 4”x4” squares
* Countless pine, oak, pecan trees, etc.
* Two car garage
* 18’ x 14’ pavilion in back of house, 6”x6”/4”x6” wood beam construction and concrete flooring. Pavilion has electric, ceiling fan and 220 electric line
* Solid wood doors throughout the home
* Floor to ceiling hand set stone wood burning fireplace with custom wood mantel
* Window blinds in all rooms
* Two hot water heaters
* Ceiling fans and smoke detectors throughout
* Kitchen wood cabinets
* Custom kitchen vented hood
* Walk-in pantry
* 30” farmhouse stainless steel kitchen sink
* Single handle pulldown spray kitchen faucet
* In-line water filtration system in cabinet under sink
* New GE dishwasher
* Wall mounted GE oven
* GE wall mounted microwave
* New free standing Frigidaire convection and air fry oven in island with induction cooktop
* Large walk-in shower with six shower heads and seat
* Dual walk-in closets in primary bedroom/bath

**SHOP/BARN/OUTBUILDINGS**

* 40’ x 38’ all steel construction barn/shop
* Fully insulated roof and walls
* Concrete floor
* 3 ton air conditioner/heat with remote
* Enclosed storage area above workbench
* One 12’ x 12’ rollup door
* Water and electric
* ½ bathroom – separate room
* Double stainless steel sink, cabinets and counter tops/setup for refrigerator/ice machine
* Overhead shop lights
* 8’ ceiling fan with remote
* Sash window
* Shop has 26’ x 38’ three-sided equipment area with overhead lighting (attached to shop)
* 20’ x 24’ loafing barn with woven fence area for horses, donkeys or goats
* Large chicken/turkey enclosure with 10’ protective mesh fencing and closed-in coup