

2643 CR 419, Novice TX 79538 – 24.3 acres

Old surveys from 2001 and 2014

Wildlife Management Exemption – turkey, deer, hogs

House:

Built 2001

3 bed, 2 bath 2-story house (3rd bedroom is in loft)

2054 sq ft – tax records

HVAC and water heater are located in the closet in the loft

All electric house, Metal frame with brick façade

Living Room, Kitchen & Dining – vaulted ceiling with wood beams and limestone, wood-burning fireplace

Luxury Vinyl flooring (new) in the Great room and bathrooms

Kitchen – LG stainless steel appliances all stay including Fridge: Electric stand-alone oven, Dishwasher, Fridge, Pecan wood cabinets

Built in pantry, Quartz countertops, tile backsplash (new)

Bathrooms – granite countertops, Luxury Vinyl flooring, new toilets

Guest bath has laundry room in it, walk in shower and lots of cabinets, single vanity

Master bath – walk-in closet, granite vanity, large tub with shower, LV flooring

Closets all have closet organizers

Loft :

- Pecan stairwell, doors to attic (spray foam insulation), decking for storage
- Laminate flooring, new windows, closet
- Walls recently painted

Tornado Room inside house with concrete floors and walls, steel door, shelving, deep freezer (stays) and electricity

Ceiling Fans throughout

Generator Plug inside house (Gas Generator stays)

Rain Gutters

Sprinkler system disconnected

Security system owned but is not hooked up

Utilities are:

CCEC, CCSUD, Direct TV, Hughes Net

Installed an ATT booster for phone/internet service

Improvements in House:

All new windows, quartz countertops in kitchen, stainless appliances, backsplash, blinds, Luxury Vinyl flooring, granite vanities and toilets in bathrooms, ceiling fans

Handler and Compressor replaced 3 years ago on HVAC system

Outbuildings:

Detached carport, shed (10x16) – 3 years ago

30'x50' metal workshop with spray foam insulation, electricity and 3 garage bays (manual)

- 19'x19' room inside the workshop that is air conditioned

Added Lean To onto the workshop

Land:

1 acre around house plus 9 acres to the south have been cleared of mesquite and brush

Added perimeter fence around house and 1 acre

Exterior fence around the 24.3 acres – 2 sides good fencing, 1 side decent (will hold cows)

Rough Creek runs north and south on the west side of property

1 stock tank that the Creek feeds on west side of property (rarely goes dry)

Ran water line to the trap on the south end

Equipment for sale – sellers will get me a list