**✨ Property Highlights ✨**

**7875 Willys Road, New Waverly, TX**

**🏡 Home Features**

* 📐 3,231 sq ft • 4 Bedrooms • 3.5 Baths
* 🛌 Primary suite with ensuite and sitting area
* 🛋 2 large bedrooms with Jack & Jill bath
* 🛏 4th bedroom roomy with private ensuite
* 🪨 Cement board home with stone exterior
* 🍳 Stainless steel appliances (less than 4 years old)
* 🧺 Refrigerator, washer & dryer negotiable (less than 4 years old)
* 🔥 2 recently installed tankless water heaters
* 💧 Well water • Conventional septic

**🌳 Property & Land Features**

* 🚜 Total acreage: 32.49 acres
* 📝 27.46 acres currently has a tax exemption in place
* 🐴 Unrestricted — horses allowed
* 🌿 Fenced & cross-fenced, perimeter fencing
* 💦 One spring-fed pond & one livestock tank pond
* 🏠 Gutters on home
* 🚪 Gated pipe electric entry gate

**🐴 Barn & Improvements**

* 50×30 Barn (concrete floor, electric & lights):
* • 🐎 Stalls
* • 🎽 Tack room
* • 📦 Upper floored storage
* • 🛠 Work benches & cabinets (recently built)
* • ➕ 24×30 Lean-to on barn
* 🚐 Large double RV parking with electric & lights (separate meter)
* 🏟 Covered horse arena (200×50, lights currently not working)
* 🐓 Chicken coop with power & water
* 🐄 10 head of cattle negotiable with property

**🔧 Recent Updates**

* 🔥 Installed 2 Tankless Water Heaters (2023)
* 🌬 Insulated attic (2023)
* 🍽 Installed new fridge, dishwasher, microwave (2023)
* 🚦 Installed new Apollo gate system (2023)
* 💧 Replaced main water well storage tank (2023)
* ❄ Both HVAC systems rebuilt (2023)
* 🚧 New fencing around backyard (2023)
* 🔥 Firepit rebuilt (2023)
* 🐔 Chicken coop with outdoor sink (2023)
* 🛠 Workshop benches & shelving in barn (2024)
* 💡 New fan in family room (2023)
* 🏡 Playhouse with rock pit box (2024)
* 🎨 House painted (2021)