

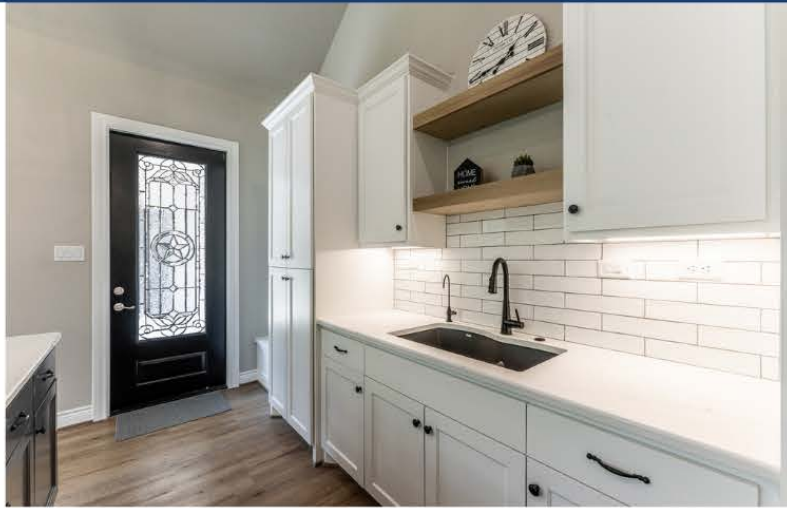


111 EAGLE RUN ROAD NEW WAVERLY, TEXAS

3,319 SQ FT | 4 BEDROOMS | 3.5 BATHROOMS | BONUS LIVING AREA | 1 ± ACRE



111 EAGLE RUN ROAD - BONUS ROOM



Enjoy peaceful country living on one acre in this beautifully crafted modern farmhouse. Thoughtfully designed with board and batten siding, black-framed windows, and inviting covered porches, this home blends classic charm with modern comfort. Inside, you'll find 4 bedrooms, 3.5 baths, and a bonus living area with kitchenette. Vaulted ceilings with wood beam accents, tall windows, and electric fireplaces create a warm, open atmosphere. The kitchen impresses with white quartz counters, island breakfast bar, a Blanco granite sink, 5-burner gas cooktop, wall oven, soft-close cabinets, and a spacious walk-in pantry. Both spacious primary suites include large closets and walk-in showers. Durable commercial-grade LVP flooring flows throughout. The bonus area may serve perfectly as a private guest house with its own laundry, study, and covered porch. Enjoy low taxes, no MUD tax, a whole-house generator, and sought-after New Waverly ISD all in a peaceful country setting.



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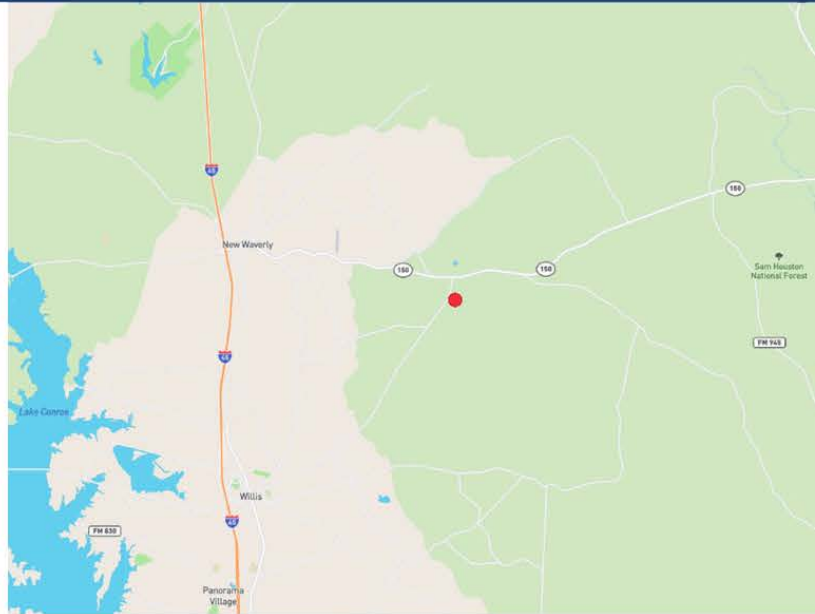
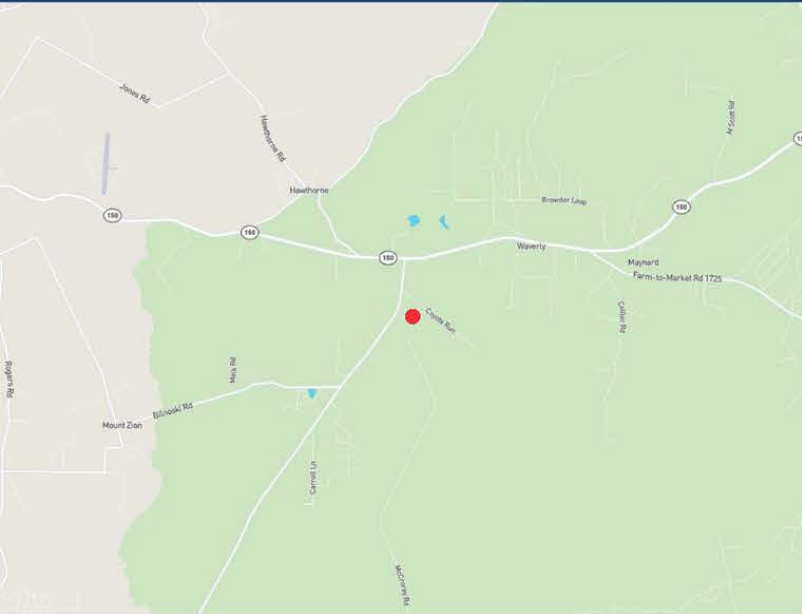
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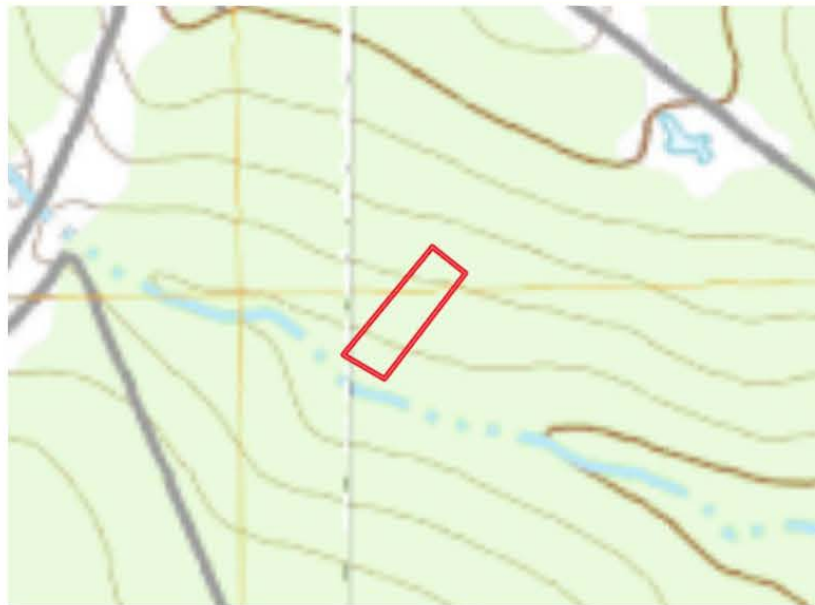
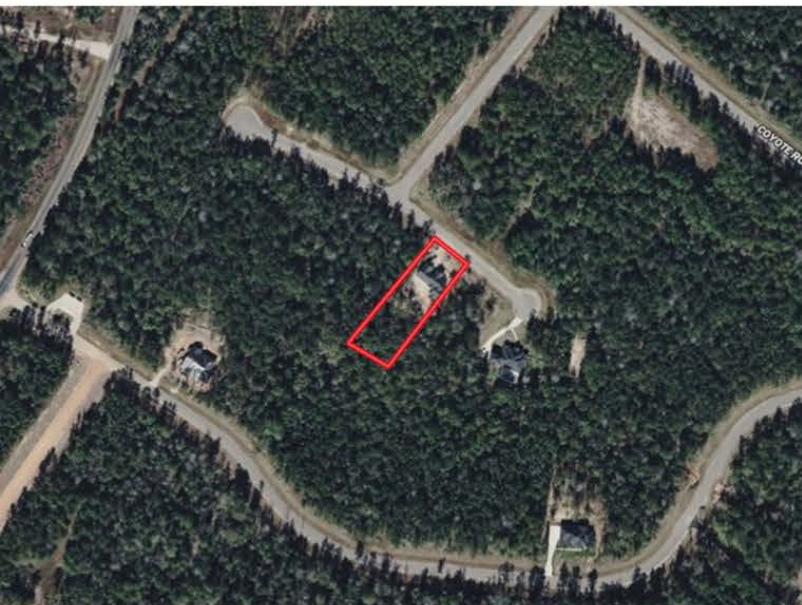
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Directions: From Houston, take I-45 north and exit in Willis at FM 1097. Take FM 1097 east approx 9.5 miles to entrance to Deer Forest Subdv. Turn right on Exploration Rd, then left on Coyote Run, left on Traveler Trl, then left on Eagle Run. House on rt. From Huntsville, go to New Waverly, take Hwy 150 East approx 6.75 miles to FM 1097. Turn rt on FM 1097, then left into Deer Forest Subdv on Noble Dr, rt on Iron Horse, rt on Gypsum, left on Coyote, rt on Traveler, left on Eagle Run. House on rt.



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