

## FEATURES

### 4731 CR 172, ALVIN TEXAS

- 12.26 acres, current Agriculture Exemption
- About 1 mile from planned, future Grand Parkway
- Paved driveway and huge parking area with oversized carport attached to house
- Electrically/solar powered Security Gate (6R brand in middle can be changed to yours at American Fence)
- Corral fenced with wire panel backing in front home area
- Lots of trees including some large oaks
- 6 foot horse / game fence on all other boundaries and cross fences
- Pipe swing gates all wire backed for pet security
- Underground pet barrier inside of front gate
- Livestock corals, 2 feed troughs, 3 water tanks, hay ring all included
- Pond in back has always held water except during one summer of extreme drought. A 1 inch water line runs all the way back to the pond if needed.
- Barn has 30 year limited warranty, built on clay pad with sand topsoil, electricity and water
- 3 livestock shelters, one is in back pasture
- ½ mile walk/jog track around back pasture and through the woods with bridge over pond
- Privacy fence on back pasture West property line
- Dirt berm in back was used for 150 yard rifle range, and berm behind pond for a pistol range
- Main home has 3 bedrooms, 2 baths, updated throughout with granite, recent flooring and paint. Jenn Air downdraft convection oven, top quality dishwasher and refrigerator included. Entertainment case and surround sound system are also included.
- Guest quarters is attached to main home with 1 or 2 bedrooms, kitchen, bath with separate hot water tank and separate covered deck
- Pool is saltwater treated with waterfall, professionally maintained
- Patio is covered and attached, granite counter top, landscape lights professionally landscaped, and has mosquito misting system

- Ranch style home has full front porch and all single floor living spaces
- Separate shop / office has 2 offices, large shop with work benches, bathroom with shower with separate hot water tank, fully air conditioned and heated with central HVAC. Attached wood shed and full length front porch.
- Garden shed has ½ bath (not included in listing) and storage with window a/c.
- All septic systems are non aerobic
- Water well pump and tank have been replaced and water treatment is serviced professionally. It has never run dry in 14 years including droughts
- There are reverse osmosis systems under each kitchen sink for further drinking water filtration
- Water lines are available at front of property, all around the buildings, and all the way to the back of the property including the automatic livestock tanks.
- Internet was provided via Skynet and a 50 foot tower located next to the barn