

# 4210 Duroc CT, Cleveland TX 77328

## Feature Sheet

1. Main House is 3,830 SqFt built in 2015 with attached 2 car garage
2. Property
  - a. Property is 10.229 acres located on a Cul-de-sac in a quiet country setting
  - b. 20 minutes from I-69 and 35 minutes from I-45.
  - c. Land is fenced. Five acres of the land is fenced with Non-Climb Horse Fence, 48 inches high and topped with 2 strands of non-barbed wire (great for horses). Make sure your horses are safe and secure with this Non-Climb Horse Fence. This fence is flexible, gives on impact, and is smooth on both sides to prevent injuries and snags. It also features a narrow vertical mesh to keep your horses from walking down or stepping through the fence.
    - Smooth on both sides to prevent snags
    - Narrow vertical mesh keeps horses from stepping through or walking down
    - 12.5-gauge wire
    - Woven fence, Class 1 zinc coating
    - 2 in. vertical spacing
3. Entrance / Drive
  - a. Solar powered automatic gate
  - b. 1,100' crushed concrete drive
  - c. Circle drive in front of house
4. Aerobic Septic System
5. Insulated Metal Barn with 20' car port
  - a. 30' x 60' x 20' and is fully insulated.
  - b. 2 rollup garage doors for easy access.
6. Well House located behind the main home provides protection from the environment for well and related equipment.
7. Garden Shed (approx. 10' x 20')
  - a. Beautifully situated on a corner directly across from the home, this Garden shed provides convenient access to gardening tools and provides a great work area for the gardening enthusiast.
8. Loafing Shed – Great place for the horses to get out of the sun or cold.
9. Whole home generator system
  - a. 20kw Kohler
10. 2 -500 gallon Propane tanks
  - a. One 500 gallon tank runs the house
  - b. One 500 gallon tank runs the whole home generator system