

22208 Hass Place, Huntsville, Texas, 77320

The house sits on a .564 acre lake front lot with 112' of water frontage. The home has four bedrooms, four bathrooms, and a 3 car garage with workshop. The home was built on a specially engineered foundation which has not cracked or moved in the 29 years since it was constructed. It sits where a cove meets the river on Lake Livingston and has 180 degree plus views out across the lake. There was water under the boat even when the dam had broken and the water level was way down leaving most with beaches. It sits on a cul-de-sac and is set back on the lot providing a peaceful, quiet setting. The garage shop has a utility sink plumbed with both hot and cold water.

2011 – The home was purchased by the current owners. It was then a 3 bedroom, 3 bath 2 car garage structure with a loft above the master bedroom. The loft area was enlarged/converted into a second floor with a 4th bedroom, bath and 2 closets. This added about 120 square feet.

2011 – all carpeting was removed and replaced in the bedrooms and with engineered cherry hardwood flooring in the living area.

2011 – The boat house was a two slip house with 2 storage closets. It was rebuilt to have one slip and a large covered deck with an outdoor kitchen, complete with gas grill, burner, and sink. One of the storage closets was removed, leaving the second which has a utility sink and a 'trap door' for fishing in cold weather.

2012 – New windows (20 total) installed in the family room and the dining area. The house originally had a single flag lot and in 2012 the opposing flag lot was purchased and combined, creating the current .564 acre lot and adding more lake frontage.

2013 – A SeaDoo lift was added at the boat dock.

Late 2013 – 2014 - This was the large remodel and addition. The same style of foundation used on new construction. All interior walls and trim painted with SW ProMar 200 paint. This included reconfiguring 3rd downstairs bedroom, creating back hall, added laundry room and office off master bedroom. The old laundry room was divided to make large closet in office and large pantry in kitchen. Second HVAC (heat pump) unit installed 13 seer with HEPA filtration. The laundry room has site built all plywood boxes and shaker style doors, granite counters, room for a second refrigerator and floor tile is run 5 feet up the wall to protect wall water splashes. There is a stainless deep rinse sink with a pull out Grohe spray faucet. The laundry has a large pull out that will hold a 13 gal trash can and base shelves that will hold laundry baskets or dog kennels. The laundry exterior door leads to a deck and stairs which meet the new sidewalk to the garage area. All exterior doors replaced (except 2 car overhead). All windows replaced with Jeld Wen double pane insulated windows, vinyl siding replaced with Hardi, added new foam board insulation on entire home. New roof, GAF 25 year shingles, Exterior painted Sherwin Williams Super Paint (limited lifetime warranty). A portion of the deck raised outside back door and roof

extended to cover. New front porch added with tongue and groove wood ceiling. New exterior light fixtures added. All tile flooring on main floor removed and replaced with new 20" tiles. Kitchen enlarged and totally remodeled with all wood construction, cherry cabinets, soft close doors and drawers, roll-out trays in all standard base cabinets. Glass etched "Pantry" door. Upper cabinets are extra tall. Under cabinet halogen lighting added. Contrasting black island cabinets, with special pots and pans rollout (super cabinet). West wall in kitchen has special designer two tone black and cherry hutch. Special 2 layer utensil drawer and a large utensil drawer divider, pull out lower spice cabinet, knife block, drawer in a drawer to help maximize storage in deep drawer base cabinet and double trash pull out. New GE Profile double convection ovens added, new GE Profile Microwave added. GE downdraft vent at cooktop. New granite, designer Rain Forest Brown, and quartz countertops, under mount stainless sink, Grohe faucet with pull down, new garbage disposal and large 5 stage reverse osmosis water filter added. Wet bar area refaced on lower cabinets and new upper cabinets, new sink with Grohe faucet and matching granite counters. There are matching marble tile back-splashes in Kitchen and Wet bar area. New ceiling fans through first floor, new lighting fixtures in all bathrooms, kitchen and dining chandeliers and pendants added. New water saver, top flush, comfort height toilets added in all 3 downstairs bathrooms. Carport added to garage. Push button combination locks were installed in exterior doors, and new lever style door knobs added to the interior doors. This added about 250 square feet to the home. A carport was added to the garage.

2015 – The shower valve in the 3rd bathroom was replaced with a Jado pressure balance valve and shower head.

2015 – The carport was enclosed to create a 3rd car garage.

2017 – A new 50 gallon energy efficient hot water heater replaced the old. Master bedroom carpet was removed and the same 20" tile installed (except in closet).

2018 - The boat dock pilings were faced with 1 x 6's, installed to prevent the carp from eating/damaging the pilings. A new 18 seer, multi stage, Heat pump HVAC was installed replacing the original unit. It has a wifi enabled monitoring thermostat, HEPA filtration, and an air cleaner. Both units have been serviced on an every 6 month basis since we purchased the home.

2018 - The master bathroom was remodeled. The existing shower was removed and a new enlarged shower built. It includes both a rain shower and a hand held shower on separate valves so both can be used simultaneously. The shower is tiled to the ceiling with designer tiles. It has a frameless shower door. The bathtub was replaced with a new spa tub, set into a granite surround that includes a seat extension. The faucet was replaced with a grohe roman tub faucet with a handheld shower. The vanity was replaced with all wood construction, maple faced, shaker style cabinets which include 2 sinks. Loads of storage was added.

2019 – The deck is freshly stained and boards replaced as necessary.

2019 – A new Frigidaire 5 burner induction cooktop was installed.

** There is a water softener in the garage which has been bypassed since the MUD district stopped using hard well water and began using lake water which requires no additional softening. The softener will require service before being put into service again, if it is ever required.

** The granite table on the west deck will stay, as well as the picnic table and benches on the boat dock. The wood swing on the deck will stay as well. Refrigerators are negotiable as are the washer and dryer (not a matching set).

** 2013 Sea Doo with an estimated 55 hours and a 2002 Parti Kraft 22' pontoon boat are for sale/negotiable. There are no trailers included.