

Features & Updates

• 13227 FM 362 Rd. • Waller, TX 77484 •

FEATURES

- **2, 448 sq. ft. of Living Space – 4 Bedrooms & 3 Baths**
- **Situated on 20 Unrestricted /AG Exempt Acres**
- **2 Pastures with Barbed Wire Fencing, working pens & catch pens**
- **A 60 x 30 – 8 Stall Barn**
- **A Large Pond**
- **Converted Garage to a Workshop**
- **2 Car Covered Carport**
- **Tractor Shed – Built in 2019**
- **A 12 x 24 - She-Shed / Flex Room with A/C & Heat**
(currently used for a Craft/Hobby room)
- **Above Ground 21' Round Pool**
- **Adjacent 20 Acre Pasture Lease Available - \$600 per year**
- **Covered Chicken Pens**
- **Home Has NEVER Flooded!**

WENDY CLINE
PROPERTIES GROUP



UPDATES

- **Newly Painted Exterior of Home – May 2020**
- **Recently Updated Exterior Hardy-Plank Siding**
- **New A/C - 2016**
- **New Ducts – 2017**
- **New Roof – 2017**
- **New Water Heater – 2008**
- **Gas Log Fireplace with Remote Start**
- **Tractor Shed (26 x 24 w/ 13 ft. eve height) – Built in April 2019**
- **Above Ground 21' Round Pool - 2019**
 - **Pool has in ground electric**
 - **Pump is on a timer**
 - **Very low maintenance**
- **Surround Sound in Living Room to control TV or Stereo**
- **Granite Countertops & Tiled Backsplash**
- **A Large Granite Island in Kitchen**
- **Upper & Lower Kitchen cabinets offer lots of storage space**
- **Soft Closing Drawers**
- **Island has electric outlets on both sides**
- **Under Cabinet Lighting in the Kitchen**
- **A Large Kitchen Pantry - 8' x 4'½"**
- **Outlets Under Eve allows for a One Switch Activation of Christmas lights on front of home**
- **Dimmer Switch Lighting for Patio, Living & Dining rooms for Mood Lighting**
- **Under Eve Outlets Under Patio Area**
- **French Doors out to Covered Patio Area**
- **Chalk Wall Upstairs**
- **Ceiling Fans in Den & All Bedrooms**
- **Mini-split AC Units for Living Room & Master Bathroom – 2016**



- **Large Jetted Tub in Master Suite**
 - **Extra Deep**
 - **Seats 2 People**
 - **Tub also has “Inline Heater” on the pump to maintain temperature of hot water so it stays hot!!**
- **Added a 12 x 24 She-Shed / Office – 2019**
 - **Fluorescent Lights**
 - **A/C & Heating Unit**
 - **Laminate Flooring**
 - **Upper Storage Lofts**
 - **Several Electrical Outlets**
- **All New Double Pane Windows in She-Shed & Home**
- **Automatic Gate at Entry with 2 Remotes**
- **Fully Fenced, Cross Fenced & Barbed Wire Field Fence**
- **Multiple Gates to Access Pastures**
- **Dual Gated Access to Hay Storage Area**
- **Watering Troughs near Cattle Working pen & Barn**
- **Barn has 8 Horse Stalls with Lighting in 4 Stalls**
- **Separate Feed & Tack-room with overhead lighting**
- **The Shop offers:**
 - **2 Parking Spots (11’5” x 19’ each)**
 - **Built-in shelving**
 - **A 220 Electric Outlet**

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UTILITIES

- **Utilities / Average Bills**
 - **Rise Broadband for Internet**
 - **Trash is \$25 a month with Slide By trash service.**
 - **Propane was \$675 this past year. We fill it about 1.5 times a year.**
 - **Electric Bills based on 11 months Totaling \$2,826 giving an average of \$256.90 per month**

