

## 1300 Pony Lane Specs and Features as provided from Owner

Clean, fresh country air  
2 story with front porch  
Custom built 2001  
Totally remodeled/upgraded 2018/2019  
New paint, interior and exterior  
Large two level back and side deck  
    Back deck (alone) approx. 900 square ft.  
    Side deck 42' length  
        6'6" width  
2 separate new high efficiency A/C units  
Approx. 2 acres  
Limestone drive  
Large sized cement culvert  
Over 100 mature trees  
18-20 trees are mature pecan trees  
Fire pit area-can have bonfires  
3 bedroom 2 1/2 bath  
Lots of natural light  
Front arched dormer window  
Custom flat stone front walkway  
Front landscaped  
9 ft ceilings / 22 ft entryway  
Hurricane clips installed when built  
Stain glass window at top of entry  
Keyless front entry  
Master downstairs  
2 bedrooms/full bath/alcove upstairs  
Master double paned French doors to side deck  
    (Small coffee deck 5'3" wide X 9'5" length)  
2 separate vanities  
Towel cabinet in Master Bath  
Large Master closet  
Garden tub area with decorative stone accent  
Separate custom tiled shower  
Separate toilet area  
1/2 bath with pedestal sink  
Central Air/Heat  
Aerobic septic- completely cleaned 2018  
Propane tank- newly replaced  
Water well-newly replaced  
Porch swing  
Hardy plank siding  
New High end Stainless appliances  
    LG/ Kitchen Aid  
5 burner stove with large oven capacity  
New Kitchen-aid under counter ice machine  
Custom kitchen cabinets-soft close drawers

Lazy Susan in lower corner cabinets  
Subway Tile backsplash  
Large porcelain farm sink  
Chicago professional restaurant faucet  
Quartz marble counter tops  
Large amount of counter space  
Extended kitchen counter for breakfast bar  
3 soft gray adjustable leather bar chairs  
Large pantry with etched glass door  
Back door opens to deck  
Small spice/storage cabinet by laundry  
Full laundry  
Upper laundry cabinets  
Laundry sink/ cabinet  
Small corner area outside laundry (coffee station or desk area)  
Dining room double paned French doors to deck  
Colorado river rock gas/ wood living room fireplace  
Steel reinforced fireplace frame  
Recessed lighting above fireplace  
New double paned energy windows in living area and Master bedroom  
Ceramic wood grain tile throughout first floor  
Ceiling fans  
New carpet upstairs  
Upstairs Alcove for office space/work station  
4 attic spaces- 3 floored in  
Space for animals/horses/ 4H projects  
No MUD taxes  
Low property taxes  
VLPOA annual dues \$85 per property  
Fort Bend County highly rated schools  
Low Flood Ins. Premium/ can be grandfathered  
(Current policy paid thru June 2021)  
Minutes from I10  
Westpark Tollway , new extension coming to within 5 miles