

Little Cedar Creek Improvements and Attributes

General

- Iconic property last sold 16 years ago.
- On dead end FM road.
- Custom iron gate with solar control system
- Easy commute to Houston, 5 minutes to 290
- Agricultural exempt, fenced, cross fenced, hay storage and cattle chute
- Mature pecans, oaks
- Very Private but deed restricted community
- Multiple potential building sites, long views
- 2-acre pond with 2 aerators and 5 hp irrigation pump
- Solar fish feeding system
- Windmill water well
- All improved pastures, Coastal Bermuda grass
- Live, spring fed creek
- Unique wooded, pasture and rolling vistas, about 90 foot elevation from stream to homesite
- Long views toward Brazos and along ridgelines north and west

House

- Upgraded standing seam metal roof/gutters
- Smart home Monitored burglar/fire and camera system
- Upgraded Thermopane windows
- Updated multi stage HVAC
- Nest HVAC controls
- Updated Kitchen/baths with custom soft close Kent Moore cabinets
- High speed internet from line-of-sight tower, meshless home system
- Updated fuse wiring and outdoor electric feed system, full house surge protector
- Complete irrigation system for landscaping, front and back yard, trees and bushes along road

- Two stage industrial filter/water softener and whole house filter
- Recently resurface natural stone pool and hot tub
- (1,000 gal) underground natural gas storage with line to house and pool heater. Pool recently resurfaced.

Barn

- 40 ft x 80 ft high gauge steel barn with 15-foot side wings with reinforced slab and vet/grooming area
- Two horse stables and cross tie cleaning area
- Inside heated and cooled storage with full bath and two rooms
- Hot and cold running water
- New multi stage HVAC with Nest control