

Presenting  
22637 Cr. 46 - Danbury, TX. 77534

Newly built elementary school close by!  
4.95 acres with pond  
New exterior doors 2019  
Water well pump and foot valve replaced 2019  
New double pane windows installed 2018  
1 Outside AC replaced – 2014 – 10 yr warranty  
All HVAC's serviced and Cleaned Fall 2019  
Upstairs carpet replaced 2016  
New garage door openers 2019  
Hot water heater replaced 2019  
New kitchen sinks, garbage disposal and faucet – 2020  
New lighting in kitchen and dining - 2020  
Aqua Safe A.S. 500L Aerobic septic  
High ceilings throughout  
Open Floor plan  
Walk-in closets  
Open attic storage  
LP gas fireplace  
Game room/large bedroom/media upstairs option  
Granite countertops  
Built-in glass display living room  
American Standard 13 Seer AC  
Large utility room  
Custom maple cabinets throughout  
Large master suite - jetted tub and walk-in shower  
Spacious 3 car garage  
Brick storage/pump house  
Owner owned 500 gal Propane Tank  
Secluded 2,200 sq/ft covered patio  
Outdoor kitchen/Post and Beam  
Custom window coverings  
Hardwood floors  
Updated appliances  
Ceiling fans throughout house  
30 year Arch shingles – New 2009  
Moen life shine fixtures throughout  
Koehler portrait series plumbing  
All natural stone tiles, marble, travertine, and porcelain