

**1471 River Oaks Drive
Huntsville, Texas 77340**

ABOUT THIS HOME:

**4 Bedrooms
3 Full Bathrooms
Half Bathroom
2786 sf
22,274 sf lot size (sits on two lots)**

Custom Built Home

Primary Bedroom (Master)

His and Hers closet with automatic light when door opens.
Bathroom Shower is (approximately 1 year old).
Laundry chute
Lots of cabinets and storage.
Ceiling Fan (remote control).
Carpet (replaced in May 2020).

Secondary Bedrooms

Each Bedroom has a full bathroom except (2) bedrooms and it has a Hollywood bathroom, between the two bedrooms.
Each Bathroom has lots of storage and a laundry chute.
Ceiling Fans in each bedroom.
Carpet (replaced in May 2020).
Glass Block located in the bathroom allowing natural light in the bathrooms.

Home

2' inch white wooden blinds throughout the home except in the breakfast room or the windows in back of the home.
Windows have screens which will be left with the home.
Beautiful hardwood floor in living room (approximately replaced in 2009).
HVAC entire system replaced (approximately 5 years old January 2016).
Tile Floor in the kitchen/breakfast room and bathrooms.
Roof-Composition (approximately 2 years old).
Cameras throughout home (garage, one each corner of the home and (1) ring doorbell-All will remain with the home. The system is located in one of the master bedrooms closet.

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4th secondary bedroom) currently being used as a game room (lights around the ceiling will remain with home).

Water Heaters (2) one is approximately 1 month old and the other is approximately 2 years old.

Kitchen

All appliances are approximately 1 year old and will remain with the home:

Refrigerator side-by-side (approximately 1 year old).

Built in Microwave (approximately 1 year old).

Built in Electric Oven (approximately 1 year old).

Built in Frigidaire (5) burner gas cooktop (approximately 1 year old).

Garbage disposal (approximately 1-2 years old).

Dishwasher

Under cabinet lighting in kitchen

Dining Room

Formal Dining Room has a built in China Cabinet with glass doors.

Breakfast area located in the kitchen.

Back Porch

Approximately 51' (51 feet) covered back porch, has all new ceiling fans and lights and recently the ceiling painted a sky blue.

Electrical outlets on back porch.

Back yard

The home sits on two lots and backs up to the natural forest as well as no front yard neighbors.

One side of the back yard is fully fenced chain linked fencing, doggie door that enters in the garage which is actually plumbed bathroom never completed (no toilet or sink but would be an easy conversion if desired due to having the water lines already in place).

Three Car Garage

Third car garage has a front garage door and a back garage door to drive completely through to the backyard. This is for a golf cart or a regular size car.

Built in plumbing for an air compressor.

Gutters

The entire home has gutters.

Front Porch

Ceiling was painted a sky blue in color.

Electrical outlets.

Soffit

The entire home around the soffits has electrical outlets for Christmas Lights with a switch to operate the lights is located in the dining room and possibly at the back door.

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Laundry

Large enough of a freezer or extra refrigerator.

Washer/dryer and freezer is excluded

All shelving in the laundry room will remain with the home.

Garage

The entry leading to the garage has an automatic magnetic to hold the garage door open for you. The light switch is located in the entry leading to the garage, you turn the light switch on and it will release the door to the garage or turn it off and the magnet will hold the door open.

The large garage door has an automatic garage door opener (approximately 2-3 years old).

The golf cart garage does not have an automatic garage door opener. However, the window unit and tv will remain in the golf cart garage. Also, this garage will fit a regular size vehicle.

There is also a door leading from the two-car garage to the one car garage.

All shelving and cabinets will remain with the home.

Water Softener

For the entire home will remain with the home and located in the garage closet.

Attic

Has two entries into the attic one from the hallway inside the home and one in the garage.

Fully floored attic on each side.

Sprinkler System

Front and Back yard.

Outside Lights for front and back yard

You can turn off the outside lights in two areas, one switch is located in the master bedroom and the other is located in the front entry.

Living Room

(2) electrical plugs located under the couch (1 outlet).

Remote control ceiling fans for the living room.

White crown molding.