



# WELCOME HOME

13876 ROSE ROAD

A gorgeous home on 5 fenced acres.

Bring your horses and get away from it all in this great 3-bedroom, 2-bath ranch on five acres in Willis. Fully updated in 2010 with new wiring, windows, HVAC, flooring, metal roof with radiand more!

3  2  2100 sqft





# PROPERTY FEATURES

The open-concept dining and living room feature vaulted ceilings, a beautiful fireplace and large double-paned windows overlooking the back acreage. The updated kitchen features granite countertops, under-cabinet lighting with electrical outlets, tile backsplash and updated cabinetry, including a butler's pantry with built in wine rack adjacent to the main kitchen space.



The oversized primary bedroom is separated from the secondary bedrooms and has been updated with luxury neutral carpeting, huge windows, and an ensuite with walk-in shower. The secondary bedrooms have ample space and hard surface flooring throughout for easy cleaning. The concrete back patio is the perfect spot to watch deer and birds! This house also has leaf guard gutters, blown in insulation in the attic, durable metal roof with radiant barrier, and double-paned energy efficient windows.



# PROPERTY FEATURES

The entire property is horse-safe and cross-fenced with an area for a pond and convenient plumbing access throughout the property. This picturesque property has plenty of fruiting vines and trees, including pear, satsuma, apple, pomegranate, bay laurel, mulberry and blackberries. The property also has a fully insulated well house with large water tanks and a Kinetico water softener system.



The private acreage north of the house is large enough for a soccer field! There is a large 5-stall horse barn with a tack room and workshop area, as well as an emergency flood light system. Easy access to I-45 and less than an hour from Houston. NEVER FLOODED, LOW TAXES, NO HOA. Carport is large enough for RV or multiple vehicles.





## CONVENIENT

This home is in a **convenient** area. Some errands in this location require a car and most major services are within **4** miles.

GAS 0.7 MI	ATM 0.7 MI	CLEANERS 3.6 MI
COFFEE 3.6 MI	GROCERIES 3.6 MI	PHARMACY 4.4 MI
GYM 4.6 MI	MOVIE THEATER 8 MI	MEDICAL 8.8 MI



## SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There is also **1** private school within **5** miles.

<b>8</b> RATING	<b>PK-5</b> EDWARD B CANNAN ELEMENTARY SCHOOL ASSIGNED	<b>3</b> RATING	<b>6-8</b> LYNN LUCAS MIDDLE SCHOOL ASSIGNED
<b>3</b> RATING	<b>9-12</b> WILLIS HIGH SCHOOL ASSIGNED		



## THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

### POPULAR

GOLF COURSE TEXAS NATIONAL GOLF CLUB (1.6 MILES)	PARK JOHN BURGE PARK AT SHADOW LAKES (6.2 MILES)
LAKE LAKE CONROE (8.2 MILES)	



## NEIGHBORHOOD EATS

This home is located near **10** moderately priced restaurants and has an **average** variety of cuisines.

### BY CATEGORY

FAST FOOD .....	5	BARBECUE .....	1
MEXICAN .....	3	AMERICAN .....	1
SEAFOOD .....	2		



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