

# 26227 EL INDIO ROAD

## FEATURES & AMENITIES

### HOME

- 1,400 square feet
- 2 Bedrooms
- 1 Full Bath
- Log home exterior
- Foundation – Slab
- County – Waller
- Roof – Seam Metal
- Year built – 1999
- 20.628 Acres

### EXTERIOR

- 2 fully stocked ponds
- Front pond features waterfall and enjoyment pier
- Well and city water available
- Irrigation
- Fully fenced and cross fenced
- Hardie board construction garden shed
- Well pump and piping to fill front pond
- Wooded
- Per WCAD 900 square feet of covered porches
- Automatic gate entry
- Circle driveway
- Rock road extends to back part of property with culverts

### AMENITIES

- Breakfast bar
- Stainless steel appliances (refrigerator included)
- Ceiling fans
- Covered porches (front and back)
- Laminate wood floors
- Large bathroom with shower/tub combo, sink and separate vanity area
- Oversized walk-in laundry room with washer/dryer included
- Vaulted Ceilings
- Portable GENERAC Generator w/ transfer switch in laundry room

### RECENT UPGRADES & IMPROVEMENTS

- New interior paint
- Refinished kitchen cabinets
- Upgraded kitchen counters to granite
- New kitchen sink
- Barn (more detailed specs avail. upon request)
  - (1) 30'x30'x12' building
  - (1) 10'x30' porch
  - (1) 10'x10' roll up door
  - (1) 36" walk door
  - (4) 36"x48" windows
  - 1200 sq. ft. concrete @ 4" w/ moisture barrier
- Pond treatment with permitted carp
- Stocked both front and back ponds
- Cell/internet booster