

# 24872 AJS WAY

## HEMPSTEAD, TX 77445

### **Property details:**

20 manicured acres  
Coastal Hay pastures  
3 Propane tanks- 1 for house, 1 for pool, 1 for barn (500 gal ea.) all owned by seller  
2 water wells, one is 320 ft, one is 270 ft deep  
2 septic systems- house is aerobic and barn is conventional system  
2 electric meters

### **Main House Features:**

Owner is the custom builder  
custom on site built cabinets- Solid Oak cabinets with 5 quarter shelves (1 1/4 qt inch which are strong). Drawers have 120 lb guides to hold heavy dishes and pot and pans. Many kitchen drawers pull out- (hence the 120lb guides) Soft close drawers.  
All faux painting inside the home  
Fully sprinkler system in the home and garage and studio above the garage - inside the home!  
WIFI extension and phone booster  
Brand new built in Jennair ss frig  
Jennair appliances - jennair gas cooktop in island  
pull out micro Jennair  
wine frig in island  
huge high ceiling pantry  
custom windows  
slate backsplash  
granite  
double jennair oven  
alarm system  
slate floors  
oak real hand scraped floors  
berber carpet- some stained. seller will replace after he moves out  
6" custom base boards thru out  
custom window treatments to stay  
automatic remote shades in the kitchen  
4 ac units on the property  
2 in home- 1 5 ton in the home and one 3 1/2 in garage  
2 in barn (confirm size please)- 2- 2 1/2 ton units one is new  
wood ceilings in formal dining and living room, both coffered  
rounded corners  
gutters on the outside of the home  
custom built entertainment center in living area  
all handmade 8 ft doors, alder wood with Rocky Mountain hardware  
ceilings are all 9 ft or greater  
study is 2 story with balcony book shelf, accessible by ladder  
lead glass doors on all exterior points of entry  
recessed lighting

custom fixtures and fans  
double sided fireplace in master bath, double sided stone fireplace in living/dining - open to both sides  
custom marble flooring in master  
master closet with packing island , lots of storage, pull down rods in closets  
marble counter tops  
venetian plaster on walls in master bath  
master bedroom has door to exterior with private fireplace  
master has extra area perfect for treadmill or second study  
Roof is metal standing seam and Z lock composition which is a 45 year product  
3 car garage (no doors) could be added  
pool with spa. enclosed by wrought iron fencing  
outdoor fireplace - wood burning plus gas

### **Upstairs above the garage- Media/gameroom with studio apartment**

full kitchen and full bath  
could be nanny quarters  
bar sink in media area  
dart board  
berber carpet  
full kitchen with dining area  
bedroom area  
full bath with tub/shower  
appliances are black and refrigerator is included  
recessed lighting, built in speakers  
sprinkler system  
Stone entry columns and walls flank the entry driveway which is crushed asphalt

### **Barn Features**

5 run in sheds with paddocks  
fence is pipe with cable  
fully fenced perimeter  
sprinkler system front and back  
barn has full living quarters- all steel construction  
6 stalls with wood stall fronts that have just been re-stained, pipe paddocks  
full feed and tack room  
barn alley is concrete with rubber mats  
fans in stalls  
blanket racks  
well shed  
Barndo has 2 bedrooms and 2 bathrooms- one is master bedroom  
1600 sq feet living space

Seller owns 100% of minerals to his knowledge and minerals convey