



FEATURED PROPERTY: 295 Vista Del Lago

The Commons of Lake Houston:

Lakefront community developed by the reputable and distinguished Signorelli Company
Acreage estates in Huffman ISD, a recognized district in the top 10% and rated 3rd highest academically in the Houston area, received the TEA's Award of Excellence for its gifted student and special education programs, its low student to teacher ratio, and average teacher tenure of 10+ years.

30 miles of nature trails for hiking and mountain biking, plus boating, fishing, and relaxing by the lake

The Arboretum – 60-acre shoreline reserve near the mouth of the San Jacinto river and includes playgrounds, picnic areas, sandy beaches, nature trails, piers, and boat ramps.

North Lakeside Park – private park for residents and their guests with boat ramps, fishing piers, playgrounds, BBQ pits, picnic tables, and open fields for frisbee golf, kickball, football, and other fun!

Lake Houston Wilderness Park – 4,800 acres of preserved forest in its natural setting, cabins for rent, hiking and biking trails, bird watching, camping, fishing, kayaking, and 8 miles of equestrian trail

Close proximity to the Lake Houston Wilderness Park Nature Center

Home:

- Built in 2000
- 3 bedrooms - 3 baths - 3 car garage
- 3,341 square feet
- 3+ acres
- Improvements: Barn, storage, fence, cross-fenced, garden, vineyard, arena, electric fence.
- Annual HOA fee: \$750
- Low Tax rate: 2.0463

Interior:

- Crown molding, chair rail, and trimmed windows
- Built-in shelving throughout
- New trim paint and wall paint within last 5 years
- Wilsonart countertops in kitchen
- Culligan water purifying system to the whole house
- Insulated office walls for extra sound protection
- Wired for security system
- Woodburning and gas fireplace
- Primary bath includes comfort height sink, jacuzzi tub, and speaker system
- Upstairs carpet replaced 3 years ago
- Attic space decked for storage with ¾" plywood
- Abundance of storage in laundry room along with sink, and water connection for refrigerator

Exterior:

- 3+ acre lot with option to purchase additional, adjacent 1.84 acre lot
- Polyurethane barrier around landscaping
- Arizona River rock and petrified wood line front landscape beds



- 14-zone sprinkler system for landscaping served by well
- Beautiful, lavender crape myrtles, large red oak trees, and a mountain laurel as well as grapefruit
- Property dominated by hardwoods including sycamore, sweet gum, and a variety of oaks
- Organic Muscadine vineyard
- Organic garden with irrigation system (zone 9) serving each bed and includes peppers, tomatoes, green beans, goji berries, blackberries, and squash
- Extra high foundation
- Invisible fence for dogs along front porch and encompasses two pastures
- Land was built to crest in the center, drainage goes to sides and back of property
- Propane connection to gas grill
- Electric horse fence
- New fencing on most of the property
- Concrete drive poured about 8 years ago and fortified with steel reinforcements and a solid rock foundation
- Generator connection
- Tree line fence on both sides
- Green Belt at the back

Exterior Home:

- Gutters on home
- Solar accent lighting on and around home
- Exterior painted within last 5 years
- Exterior columns replaced with fiberglass
- Roof 20 years ago with 40 year shingles
- New Roof vents and roof board
- Radiant barrier on roof decking
- Solid wood front door
- Screened in back patio with tile floor, cedar trimmed windows, two ceiling fans, and speakers with volume control

Barn/Shop:

- 36'x 48' Barnmaster Professional Barn with 4 finished stalls
- Concrete floors with water and electricity
- Each stall has a switch for fan and/or light
- 50 amp/240 volt electric service
- 8 stalls including a birthing stall and additional tack room with wood floor that can easily convert to a shop
- Wash room for horses
- Fly system that emits organic spray to keep flies away

Pastures:

- Two fenced pastures
- 1200' of 3 rail wooden fence
- Round pen/Arena is illuminated
- Solar light in Pasture.
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Storage:

- 16x10 storage shed
- Skylight for natural light
- Can be moved to another location on property

Garage:

- 3 car garage
- Completely drywalled
- Reverse osmosis water softener is in garage
- Rain Bird sprinkler control located in garage

Mechanicals:

- Two A/C units
 - Two ton unit replaced last year services upstairs
 - Five ton unit replaced 8 years ago services downstairs
- Honeywell WiFi smart thermostat allows you to control units from your cell phone
- Gas furnace
- Two 40 gallon gas hot water heaters in attic, easily accessible

Utilities:

- Aerobic septic system on side of house
- City water AND well water (well is 130 ft and potable and has ½ horsepower submersible pump) with water softener
- Water and electricity available several places throughout acreage
- Generator receptacle connector in garage
- 500 gallon propane tank, owned not rented



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Lot:

- 1.84 acres
- Partially cleared
- Full of large, beautiful hardwoods
- Backside of lot is the back of The Commons of Lake Houston.
- Behind the lot is a neighborhood easement with horse trail and serves as extra buffer of privacy