Alex Lyon
Real Estate Specialist
281-508-0784
alex@LyonRealtyGroup.com

Special Features & Additional Information – 11110 #A 28th St, Santa Fe

Lot & Location

- 2.4 acres, Estimated lot dimensions 232 (wide) x 456 (depth)
- Private road with gated entry
- Pond: Seller is in the process of filling in. Can be filled or excavated deeper per Buyer's preference at Buyer's expense
- Easy access to Galveston or Houston, 2 miles from Haak Vineyards & Winery
- City Gas/CenterPoint
- No Flooding, X Zone

Structural/Mechanical

- Custom home completed 2003
- New roof September 2015 (120 MPH rated shingles)
- Septic System refurbished January 2019
- Deep well that also provides water to the Shop/Barn
- Hot water heater (2016)
- Anderson windows/doors installed throughout with casement feature in the kitchen and living areas
- HVAC systems 2 units 1 less than 5 years

Property Features: Interior

- Large open concept great room with island bar seating, vaulted ceilings, cedar beams & limestone wood burning fireplace
- Gourmet kitchen with custom cabinetry, huge island, chandelier & pendant lighting, Whirlpool appliance package 2019 including microwave drawer and beverage fridge
- Dining or sunroom with beautiful wood shiplap vaulted ceiling & casement windows
- 1.5 story with 273 SF Game Room upstairs
- Garage conversion: Excellent mancave/workshop, 4th bedroom or MIL quarters, home office

Property Features: Exterior

- Metal Shop/Barn: Installed 2010, 4,800 SF, 60 (wide) x 80 (deep) with 12x12 doors, separate electric meter with high amps. Ample storage for boat, RV, or livestock with back pasture access.
- Pool: Installed July 2021, 17,000 gal. 20x36, chlorine, both pool and spa heat, tanning ledge, color changing LED lights, 3-6 ft. depth
- Concrete patio: 912 SF. (1/2 covered) with pergola
- All new fencing and gates installed throughout property (2020-2021)
- Exterior Limestone on all sides provides curb appeal and additional insulation

Insurance: Flood: Not required   Homeowners &Windstorm: $3,151 (combined annual policy)

***This information has been provided by the seller as a courtesy only. Insurance cost will vary due to multiple factors. All Buyers should obtain a home inspection, insurance quotes, and verify all information independently. ***