



## Assets and Updates - 20102 Lake View

Does Not Flood

Premium Park Front Property

Shares the South fence with the Brazos Bend State Park

5.4 Acres, secluded in back corner of Pecan Bend

3/4 Acre Pond with a new pier to garden beds on the Island

Lots of big Oak trees with hanging Spanish Moss

Small Orchard (8 trees) with in-ground watering

Main House is 2045 sf, 3 bedroom, 2.5 baths

Garage Apt is 972 sf, 1 bedroom, 1 bath, kitchen and living room

Shop is 1584 sf, two roll up doors, lots of shelves, 7 windows with  
cross ventilation system and full shop power & lighting

Large dog pen behind shop & invisible fence on approx 3 acres

Long Concrete driveway with in-front parking for 4 vehicles

The roof is original Galvalume 26 ga. with all new fasteners and seals (Metal Roof)

All A/C-Heat-Dryer ducts and plenums were just cleaned and sanitized

16 inches of new pink insulation blown in to both attics

New A/C and Heat in apartment

New floor tile and carpet in both houses

New tiled shower in apartment

Fresh paint on all ceilings, walls, doors and trim

New faucets, drains and under sink valves & hoses

New valves, hoses and flush kits in all commodes

New switches, plugs and plates in all

All new LED light fixtures and smoke detectors

New water heater in main house

New pull down attic stairs in both houses

Freshly Power washed- Roofs, Houses, Porches, Sidewalks and Driveway

All appliances will stay, including: both refrigerators,  
1 freezer, Washer and Electric Dryer, Mesa 32 gun safe,  
42" wall mounted Flat screen TV in apt. with oak roll top  
desk (houses DirecTV controls and Consolidated WiFi)  
50 in Cub Cadet Mower for the yard, 12 foot Jon Boat for the pond