

Information regarding 27730 Morton Road

The main dwelling was relocated from Old Katy per previous owners, date unknown but assumed to be sometime in the late 1970's. Several additions were made over the years including the family room with stone fireplace (now Unit D-the efficiency), the main wood beamed country kitchen, and the master bedroom (both parts of Unit B).

The 2 bedroom, 2 bath guest house, built in 2008 per Waller CAD, is identified as Unit A. 3 self contained units have been created in the main home:

Unit D is an efficiency created from the large family room, and includes a sleeping area with wardrobe storage and sitting area overlooking the stone fireplace, a small kitchenette with sink, convection microwave, induction burner, compact refrigerator/freezer and high end LG combination washer/dryer. The entryway offers storage and bench seating. Full bath with shower off the kitchenette. This unit has a small front porch as well as a small back porch that overlooks the pool. Parking is available directly in front of the unit. The existing tenant will be moving in November.

Unit C consists of the large main front porch and entry into a parlor/living room with under stairs storage closet. At the top of the stairs is the large bedroom and closet. An open shelving unit is used as a "wall" at the top of the stairs and can pivot on locking castors to allow clearance and facilitate movement of any larger furniture items. Beyond the bedroom is the kitchenette with sink, compact refrigerator/freezer, convection microwave and induction burner. The bathroom features an Oak barrel tub with handheld shower. There is an LG washer/dryer combo purchased 2 years ago. Parking is next to the unit, beside the parking for Unit D. **The existing tenant has lived in this unit for 5 years and would love to stay**, but is prepared to move.

Unit B has a double French door entry from the courtyard area that enters directly into the country kitchen. There is an entry bench and built in banquette with under seat storage and USB outlets built in. Real wood trunk beams accent the vaulted ceiling, along with wood trunk windowsills and window frames. Whitewashed stack stone combines with tongue in groove wainscoting give a country chic look. Granite countertops received a makeover with epoxy art resin finish, and unique tile backsplash. Elaborate crystal light fixture suspends over the mobile island cart with matching resin finished top. Stainless Maytag appliances including induction range with convection oven and warming drawer. Gas is also plumbed for cooking if desired. Large capacity high end LG washer/dryer combo. Unit C also includes a living room with pantry (this was the original formal dining room), office with decorative ceiling, large bedroom with decorative ceiling, full wall sliding mirrored doors concealing the large closet outfitted with built-in organizers and shelving. Barn door leads to recently remodeled bath with Jacuzzi tub and double sink vanity. Unit C features brand new luxury vinyl plank flooring throughout. Parking directly across from the unit. The owners occupy this unit.

Unit A features formal living/dining combination, full bath, large eat-in kitchen and utility room downstairs and 2 bedrooms with full bath upstairs. The attached double garage features a private workshop with double doors. Double carport and full front porch overlooking the courtyard and fountain. Tenants moving end of October.

All units feature energy efficient double hung tilt-clean windows. Most furnishings can remain, as the units were rented fully furnished and equipped (some items belong to the tenants). Ideal for a vacation rental or Bed and Breakfast. Also great for a Daycare, a practitioner or professional needing separate office and living space.

Cane Island developers have purchased most of the land surrounding this property, so the business potential is huge.