

5355 Virginia Dr. - What We Love & Extra Features

What We Love About Our Home!!

- Country feel - no street lights, sidewalks, yet still close to major attractions
- Large number and diversity of trees (had been a tree farm)
- Nature trail through woods - bird lover's paradise!
- Abutting property to the rear is vacant, but has same deed restriction - owned by other landowners on the street
- Great mix of stone and cedar siding - like living in the Hill Country
- Kitchen access for unloading groceries
- Large island for unloading groceries and cooking
- All rooms very spacious (owner used to live on a boat)
- Separate laundry room with room for freezer and utility sink
- Closets, closets, closets! Utility room closet is especially convenient
- Oversized spa in master bath
- Large garage with 18' door and enough space for cars and work areas
- Outdoor hose bibs on separate line that can be shut off and drained during freezing weather - no more having to insulate, drip or worry about broken pipes!
- Large and easily accessible attics - especially over master bedroom
- Wooden decks with arbor
- Many large gardens
- No HOA, but has just the right amount of deed restrictions
- Fort Bend County and FBCISD

5355 Virginia Dr. - What We Love & Extra Features

Extra Features

The following features may not be obvious to casual observer, or are additional information:

- Garage
- Garage itself is wider and longer than most two car garages
- Garage door is 18' wide vs normal 14' or 16' door
- 220 volt outlet located over workbench
- Outside Water
- Hose bibs on separate line from other plumbing
- Can be shut off and drained for freezing weather
- Laundry Room
- Includes sloped floor with drain to outside in case of washing machine leaks
- Hot and cold water plumbing and drain installed for utility sink
- Cold water plumbing and electrical outlet installed for refrigerator
- Walk in general storage closet
- Room for hamper and ironing board
- Coat hooks
- Attics
- Large, fully decked attic, with headroom and clear of plumbing, HVAC, etc. over master bedroom
- Great access to heater and HVAC
- Second attic over garage
- Hot water heater over garage in case of leaks (also has pan with drain to outside). Easy access.
- Living Room
- Two walls with conduits to attic or routing speaker or other wiring
- Speaker cable connection boxes
- Speaker wires have been run to kitchen porch
- Kitchen
- Cooktop has no downdraft, but plumbing is installed to allow one

5355 Virginia Dr. - What We Love & Extra Features

Extra Features (cont.)

- All cabinets custom built
- Sound Insulation
- Insulation in hall bath walls to reduce noise in adjacent rooms
- All bedroom doors solid core to help reduce noise
- New Hot Water Heater
- Installed 2021 - 12 year heater
- Local heater shutoff switch installed
- Air Conditioner
- Replaced inside and outside units less than ten years ago
- Partial warrantee in effect until June 2022
- Hose Bibs - 4 each
- Plus several located around property for gardens and barn - not permanent installation - just connect short hose from hose bib to stubup when using. All locations have low point drains to open for freezing weather.
- Outside Electrical Outlets - 4 each
- Plus one at back corner garden
- Barn
- Stalls have drain installed
- Roof is supported on trusses, allowing partition walls to be removed
- Christmas Lights
- Lights included with sale of property
- Tied to pvc poles for easy installation to clips along front eaves
- Full length of house, including entry peak
- Individual poles short enough to store in garage attic, but long enough to simplify installation (no need to climb to peak of entry).
- Gates
- Gate to backyard allows for vehicle entry
- Wire fence opening near barn allows for wider vehicle, if ever needed
- Septic System
- All boxes and control panels are inside yard to allow maintenance without need to access backyard (great if keeping dog in backyard)
- Tree Farm

5355 Virginia Dr. - What We Love & Extra Features

Extra Features (cont.)

- Entire subdivision had been a tree farm. Great variety of trees are on the property, as well as the street.
- Nature Area
- Property extends south of the backyard fence 35 feet +/-
(See bird feeder hanging in tree after going through back yard gate for edge of property - exact corner is marked by tall stake at back fence.)
- Gate leads to wooded area, which includes a nature trail and bird drip
- Area is home to many birds, including migrating warblers
- Garage Benches
- Sale includes the corner workbench and the blue cabinet

Deed Restrictions -

- Subdivision has deed restrictions, including 1 horse allowed per acre
- Land directly behind entire property carries same restrictions
- No HOA fees

Items Possibly for Sale Separately -

- Two year old 54" Husqvarna mower
- Pressure washer
- Generator
- Various yard maintenance equipment
- Yard and patio furniture and ornaments
- Telescoping Ladders - 2 ea. (free)
- Six foot step ladder (free)