

REDFIN

33710 Fulshear Farms Features and Updates

This amazing acreage property has been meticulously maintained and thoughtfully updated with the finest materials and workmanship. Here is a list of the incredible features this home has to offer:

- ❖ New roof – 2022
- ❖ New double pane, low E windows
- ❖ Completely redesigned primary bath with freestanding pedestal tub and glass shower
- ❖ Renovated upstairs bath with designer tile and glass shower
- ❖ Secondary bedrooms feature walk-in closets and window seats
- ❖ Fresh interior paint, upgraded light fixtures and fans throughout the home
- ❖ Kitchen pantry features pocket doors and organizers from The Container Store
- ❖ Kitchenaid professional gas cooktop
- ❖ Separate dwelling provides flexible space for office, gym, classroom... whatever you desire!
- ❖ Whole home generator, water filtration, surge protection and gutters
- ❖ HVAC was replaced in 2018 and serviced in 2022
- ❖ Replaced electrical panel with an expanded panel
- ❖ New hot water heater and water tank
- ❖ Propane tank is owned and very substantial/solid
- ❖ In-ground sprinkler system with alarm – recently serviced
- ❖ Landscape lighting and concrete pavers
- ❖ Aerobic septic system has service contract paid until November 2022
- ❖ The orchard includes orange, pear, plum and olive trees
- ❖ Bluebonnets bloom annually in the front yard

The homeowners proactively conducted an inspection on the property in December, and have addressed the majority of the items mentioned. The inspection report as well as the summary indicating the corrections is available in the MLS attachments.

This home has never flooded! The owners maintain flood insurance as a precaution, but there has not been any previous flooding.

The following personal items are excluded from the sale: kitchen fridge, garage freezer, treefrog playset, tv and tv wall mounts, flex room fridge, gun safe, green egg, Kubota tractor, garage metal shelving.

The sellers would value a flexible leaseback until mid-July if possible