

## **11703 Sralla Road, Crosby**

### **Upgrades & Amenities**

- The property offers 12 acres with an electric gated entrance.
- Commercial building:
- 50' x 100' Commercial building, with 5 x 20 x 50 frame to withstand 140 miles winds, 2 x 5-ton HVAC, double installation; 4 beam seal concrete engineering foundation, 12x12 roll up electric control operator, and 1340 sqft storage building.
- Cable trace system all around the building and driveway.
- 6" all sealed surecrete concrete driveway
- Three-sided Barn 49'W X 35'D
- Covered Hay & Tractor Carport 40'W x 35'D x 16'H
- 5,000 Gallon Diesel Tank
- RV hook-up by the diesel tank.
- 2848 sqft two beds 2.5 baths home with roof replaced after Harvey, new one 2-ton & one 5-ton HVAC, ductwork, Turner's blow-in insulation, Honeywell Filters; Browning safe in the half bath. Build-in ironing board in the laundry room. West, North, NE & NW porches are concrete with a brownish pebble coating. 300' deep water well with filtration system.
- Two beds Storage with electrical and sink (water pipe capped, need repair)
- An area formerly used as a pistol and rifle shooting range
- 840 sqft Himachal chicken coop
- Propane Tank Leased
- Emergency generator (cost to repair \$2,500)

- Replaced all owned power poles and upgraded overhead service cable for secondary service on the property. It powers the following:
  - Garage Apartment
  - Commercial shop
  - Chicken Coop
  - Barn
  - Misc Out Buildings
  - Front Gate
  - New Perimeter LED Pole
  - Flood Lights (light the Perimeter of the Homestead portion of the property)