

32833 PECAN HILL DRIVE

No Flooding! Low taxes. Horses & cows welcomed. Centrally located between I10 & 1093. Drive the tree-lined driveway to this stunning custom home on almost 3 acres. Main House: 4 bedrooms, plus study, 1.5 Stories, High ceilings, and Crown Molding. Up is 1 bedroom, game room, 1 AC Storage room, and 1 finished attic storage room. Updates throughout. Stocked Pond with covered deck - fishing in your own yard. Remodeled Guest house with Bedroom, kitchen, dining area, full bath, and workshop. 2 Pole Barns, New Tuff Shed, and plenty of room to roam. Guest House 982 SF. Country living without being too far from all amenities. The entire property is fenced for dogs with a pasture area and 1 barn, all fenced for horses.

32833 PECAN HILL

- ❖ 4,691 sq ft in main house on 2.75 acres
- ❖ Guest house with bedroom, kitchen, full bath, and living room has an additional garage/workshop. Mounted TV's to convey.
- ❖ 2 car attached garage with 3 car porte cochère. The garage has additional storage tucked under stairs.
- ❖ Currently used as 4 bedrooms, but office could be a 5th.
- ❖ 3 bedrooms down in different corners of house with one 1 bedroom up that could be a 2nd primary.
- ❖ 4.5 bathrooms in main house

- ❖ Beautiful Kitchen separated from Living room, has double oven, professional gas cooktop with built-in griddle, and built-in refrigerator. All fridges to convey.
- ❖ Furniture and TV, as staged, to convey.
- ❖ Sitting room with fireplace
- ❖ Large game room upstairs
- ❖ 2 very large walk-in storage rooms upstairs.
- ❖ High 12' ceilings
- ❖ Wet bar
- ❖ Laundry room with 2nd fridge
- ❖ Stereo Sound system throughout
- ❖ Crown Molding throughout

- ❖ Barn with 2 feeding stalls. Heated & AC Tack Room.
- ❖ 2nd barn for yard tools and currently used for hay storage
- ❖ New Tuff Shed
- ❖ Stocked pond with Bluegill & Turtles features a covered deck (almost new roof)
- ❖ Covered Grill, plumbed for gas hookup
- ❖ Portable Generator included
- ❖ Craftsman Garden Mower included
- ❖ Over 40 Mature Trees
- ❖ No HOA fees

- ❖ Over \$125,000 in improvements

INTERIOR IMPROVEMENTS

- ❖ Recently painted on the inside
- ❖ Replaced light bulbs with LED
- ❖ New lights in dining room & breakfast room
- ❖ New automatic lights in Pantry & Primary Closet
- ❖ New light in Laundry Room
- ❖ New ceiling fans in Primary bedroom
- ❖ New ceiling fan upstairs
- ❖ New ceiling fan in 3rd bedroom (current craft room)
- ❖ Added insulation
- ❖ LED light strips added to cabinets throughout
- ❖ Professional Wifi Network with cameras
- ❖ Aquasana water filtration installed

- ❖ Total - \$33,050



EXTERIOR IMPROVEMENTS

- ❖ New Tuff Shed 8x20 with shelves, loft, and tool storage
- ❖ Added concrete parking pad for 4 cars plus an RV parking pad
- ❖ Rear covered patio with fully sprinklered flowerbeds, improved paving, new fountain, and new flagstone border with walking paths
- ❖ Landscape Lighting
- ❖ Front flowerbeds with new sprinkler system on timers
- ❖ Owned Starlink internet installed
- ❖ New entry gate with automatic lights
- ❖ Cross fencing
- ❖ Recently trimmed trees
- ❖ New gutters with Leafguards on majority
- ❖ Feeding stalls added to barn
- ❖ Water Well Pressure Tanks
- ❖ Other Misc
 - ❖ New ceiling fan back porch, some exterior lights on timers, added motion lights in backyard, added exterior weather station, stripped deck on pier and treated with water seal
- ❖ Total \$91,950

