

37400 FM 1736 Road Hempstead, TX 77445

EXTERIOR-House

- **Hardi-Plank**
- **Double paned, Low-E windows and doors**
- **3'x8' exterior full light doors**
- **Ridge vented roof with Tech Shield decking**
- **Engineered post-tension slab**

INTERIOR-House

- **Solid wood shiplap/bead board walls with chair rail**
- **Solid wood beamed bead board 10' ceilings**
- **6 panel 3'x8' interior doors or wider double doors**
- **Silestone Quartz counter tops and walk-in shower surrounds**
- **Stained Concrete floors**
- **Levolor Double cell cellular shades**
- **Moen and Kohler fixtures**
- **Ceiling fans throughout**
- **Refrigerator remains**

SERVICES-House

- **All electric home is Energy Star Qualified for great utility savings**
- **Breaker box already has outage panel with manual transfer switch for generator**
- **2 zone HVAC heat pump**
- **PEX plumbing**
- **12 gauge wire, CAT6, and RG6**
- **Aerobic Septic system-owed**
- **Security System-owed with ADT Internet hookup on site**

DETACHED Buildings

- **30 x 30 carport with attached workshop w/2 overhead doors, storage room and utility vehicle garage w/electric overhead door. All walls and ceilings insulated. With water and electricity.**
- **Barn has insulated walls and ceilings throughout, very large store room, feed/storage room, and electric overhead door. Water and electricity. No horses...then barn has potential as guest house, indoor pool, party barn, etc.**

MISCELLANEOUS

- **Exterior fencing is no climb horse wire on cedar posts.**
- **Sandy soil with rolling terrain, woods, park like setting, large pond and pasture areas**
- **Automated gated entrance**
- **NOT in flood zone**
- **Agricultural exemption in place-you can choose from several options to maintain.**

