

# PROPERTY FEATURES

**2433 COUNTY ROAD 209**  
**DANBURY, TX 77534**

## FEATURES:

- Last Property in City Limits w/ City Utilities <--- NO well & septic needed!
- Workshop & Garage Framed for Potential Expansion
- Enclosed Sunroom with Half Bath
- Workshop/Hobby Space between Garage & Sunroom
- Maintenance Contract with Davis Air for HVAC (Can Be Transferred)
- 2-Car Oversized Attached Garage
- Outdoor Safety Lighting from Dusk to Dawn -- Optional Electrical Services
- Water, Plumbing, Electrical and Concrete Slab available in Barn
- 4 Active Gas Lines ran to Property
  - (1) Gas Fireplace
  - (2) Gas Water Heater
  - (3) Gas Grill in Backyard
  - (4) Gas Lamp by Garage



**COLDWELL BANKER**  
**ULTIMATE**