

# 4525 FM 49 – MINEOLA

## **LAND**

10.0 ACRES; PARTIALLY FENCED; LOCATED ACROSS FROM CROSS PINES PRIVATE RESIDENTIAL DEVELOPMENT; AGRICULTURAL EXEMPTION FOR NORFOLK PINE CHRISTMAS TREES; APPROXIMATELY 150 TREES 3-5 FT. TALL; PRIVACY GATE; DEER FEEDER AT REAR FOR HUNTING DEER / HOGS; BOUNDARIES MARKED WITH METAL T-POSTS.

THE LAND HAS BEEN CLEARED OF UNWANTED TREES AND BRUSH AND STUMPS REMOVED.

THERE ARE 5 ABOVE GROUND GARDEN BOXES AND PEACH, PLUM AND APPLE TREES IN THE BACKYARD.

## **RESIDENCE AND OUTBUILDINGS**

THE FARMHOUSE STYLE RESIDENCE IS 1800 S.F. / 2 BR / 2 BATH WITH 2 SCREENED PORCHES AND AN ATTACHED 2-CAR GARAGE. THE OUTBUILDINGS WERE CONSTRUCTED IN 2020-21 AND THE RESIDENCE WAS COMPLETED AND OCCUPIED IN MARCH 2022.

THE RESIDENCE EXTERIOR IS HARDI-PANEL WITH BATTENS; METAL ROOF; SLAB FOUNDATION WITH PIERS; AEROBIC SEPTIC SYSTEM; SPRINKLER SYSTEM FRONT AND REAR; DRIVEWAY IS 4-6" OF RECLAIMED ASPHALT.

THE OUTBUILDINGS CONSIST OF: 24X20 EQUIPMENT SHED WITH STORAGE ROOM; 12X20 WORK/CRAFT SHOP WITH A/C, AND GREENHOUSE THAT HAS SKYLIGHTS, THERMOSTAT CONTROLLED EXHAUST FAN, UTILITY SINK, POTTING TABLE, WIRE SHELVING FOR POTTED PLANTS, STORAGE SHELVES; 16X18 BARN THAT HAS 2 STALLS, HAY MANGER, FEED AND HAY STORAGE WITH CHICKEN COOP; 14X20 COVERED YARD FOR CHICKENS. THE OUTBUILDINGS ARE A COMBINATION OF METAL PANEL AND SMART PANEL CONSTRUCTION; ALL WITH METAL ROOFING. ALL OUTBUILDINGS AND DECK AREA ARE SERVICED BY ELECTRIC AND WATER CONNECTIONS. THE ELECTRIC SERVICE IS SEPARATE FROM THE HOUSE VIA SEPARATE CONNECTION AT THE ELECTRIC METER (2-GANG METER). A 16X20 DECK WITH FIREPIT, OUTDOOR LIGHTS AND PORCH SWING IS LOCATED IN THE OUTBUILDING AND GARDEN AREA OF THE BACKYARD.