

Welcome to: 1131 N. Commons View, Huffman, Texas 77336

Located in The Reserve - Commons on Lake Houston - This neighborhood is ideal for those who appreciate the outdoor lifestyle. The Commons of Lake Houston is an easy commute to downtown Houston, but a world away. This 3,400 acre planned community is located in an ideal location, near Bush IAH and Grand Pkwy-99, on Lake Houston.

Property is not in the ETJ of Houston, Propane tank is buried under ground and is owned, not leased. This allows the homeowner to shop propane options.

Home Features Include -

- Brick Columns
- Driveway Gate
- Fully Fenced Yard – with wire to keep animals out
- French Drain
- Full hook up for RV (electrical, water, sewer)
- Custom lighting house, shop & outdoor kitchen
- Landscape lighting
- Rock waterfall pool
- Flagstone back patio
- Stone fireplace & log storage (gas)
- Outdoor kitchen
- Custom stone firepit w/ stone bench & lighting
- Cedar ceiling front/back patio & outdoor kitchen
- Rock flower bed, all over property
- Chiller on pool
- Water softener
- Sprinkler system (14 zone)
- Window tint on windows w/no shutters
- Tankless water heater
- Recently replaced air conditioner
- Recent replacement of pool equipment
- Recent paint outside & garage

- Quarterly insect & septic contracts
- Monthly pool maintenance
- Yearly water softener & AC maintenance
- Spray foam house
- Gaming room (Study) internal walls foamed
- Mosaic tile in entry
- Extensive trim work in all rooms
- Surround sound inside/outside
- Security camera system
- Epoxy floor in 3 car garage
- 30x40 Storage Building behind Workshop

Workshop Details -

62' wide x 50' deep x 24' height = Galvanized Steel structure with Sheet Metal facing Shop built by TNT Carports w/rat guards & Black backing insulation. Enclosed portion 36' Wide by 40' Deep with 10' Porte-Cochere across the front and a 26' wide x 50 Deep Porte-Cochere on the left.

- 2 (10x10) Commercial Glass Roll-up Doors with Commercial Glass walk thru Double Doors facing Front & 1 (10x10) metal roll up door on the left.
- All doors have protective skirting on the outside to keep the shop sealed.
- 1 Normal Entry Door with small glass pane.
- Commercial Airplane Hangar Floor Coating (White) with Red outline to identify Safety Hazards.
- 100 AMP Electrical Service to the shop. Full Water & Separate Septic System (installed late 2021).
- 5 ton AC System with Commercial Spiral Venting (installed 2022).
- Corrugated Galvanized Sheet Metal Décor on walls.
- 5. 1 Surround Sound System with Denon Receiver. 75' Smart TV.
- 60 Gal. 3.7 HP 1-Phase 175 PSI Oil Lubed Belt Drive Stationary Electric Air Compressor plumbed with 2 ½ " Rapid Air Hose system drops.
- 17' Commercial Ceiling fan.
- 2 External Water outlets.
- 4 Commercial LED Round Shop Lights.
- 3 Outside LED Lights (Auto on / off).
- Commercial Auto Lift 12,000#.

- Custom Built Storage Cabinets with Stainless Steel Counters.
- Built-in Desk Area. Cat6 Ethernet (1 Drop).
- Covered Full RV Hook-up (Water, Sewer & Electrical) with 30 AMP Service

Extra Room in Workshop

- 17' x 12' Room
- Full Walk in Closet
- Sealed & Polished Floor
- Ceiling Fan
- Bathroom with Custom Tile & Glass Shower
- Stand Alone Vanity with Sink and soft Close Drawers
- Sliding Barn Door for Bathroom
- 65" Smart TV with 5.1 Surround Sound with Yamaha Receiver
- 17' x 12' Storage Space on top of Room
- Built in Wall AC Unit