

17406 CR 4821, Normangee, TX 77871 – **ADDITIONAL INFORMATION!**

-John Deere commercial grade zero turn mower 930M with 4 hours is for sale, along with almost everything in the house.

-All new smart home kitchen appliances.

-New washer and dryer.

-Interior and exterior paint was done 3 years ago, top of the line Sherwin Williams paint.

-Full home back up generator (less than 1 year old) with 10 year warranty. Runs the entire home, pool, barn, and well house. Automatically turns on and off. Also has a surge protector for the entire property.

-Custom resort style pool with a pebble bottom. Automated to be run entirely from your cell phone. The pool can be heated. There is a hot tub that can be turned on from anywhere you have cell signal to whatever temp you want. Not a traditional chlorine pool, but a low maintenance ozone system. Pool has a lifetime warranty on the shell. Custom deck and fire pit area.

-Rock landscaping for lower maintenance.

-Amazing well water that is ice cold, even in the middle of summer.

-Roof and gutters are just over 2 years old. Roof has an extended warranty for years to come.

-Custom Pella Impervia windows in the living room. They have an extended warranty that can be transferred.

-Running Creek runs down one side of the property. Aptly named because it never runs dry. There is a beach area and fire pit area in the back of the property.

-Timber-ag exemption in place. Helps with taxes tremendously.

-Currently utilizing Starlink for incredibly fast and reliable internet. Able to take zoom calls and meetings without any issues. With the backup generator, you're always connected.

-One full fifth wheel/RV hook up.