

Seller's Notes on the property:

The property is 1 ½ acres, partially cleared with hardwoods that shade the home for most of the day, no restrictions yet located on a well maintained major paved road with no MUD taxes. Forestland and undeveloped acreage on 2 sides, including strategic privacy fencing and a new security gate makes this a very private, highly desired piece of property that feels a lot larger than it is! Perfect Park like setting as is or bring your chickens and goats and create your own mini farm/homestead.

The home was built in 2018 approximately 750 square feet but feels huge! The 1st floor measures 602 square feet. A great getaway, vacation, retirement, starter home for a young family or just downsizing at a great price in a super location. This home boasts 16" tall roofline with 40-year metal roofing, vaulted ceilings covered with stained knotty pine wood, recessed lights, and Hunter fans. Heated and cooled with a new American Standard 2 Ton central HVAC system. Larger primary bedroom, big enough for a king-size bed and 2 closets with sliding barn style doors. Built in shelves and access to the back patio overlooking the back garden area. The design includes an en-suite bathroom as well as a new second bathroom with washer/dryer connection. The second floor is a private loft area that can be used as a bedroom, study, playroom, or any number of uses.

The property has never flooded! Not located on any floodplain or floodway, has great natural drainage including a recently installed French drain system for added protection from heavy downpours.

Natural wood throughout including clear finished hickory cabinets and maple butcher block countertop. The open concept kitchen is not lacking and includes full sized stainless steel sink and appliances, including induction cooktop, dishwasher, vented microwave, GE wall oven and mid-size refrigerator. High quality, easy to maintain, laminate flooring throughout the house add to the feeling of luxury. Your freedom includes your own private well with new pipes, pumps and pressure tank and county approved anaerobic septic system (not a high maintenance aerobic system) complete with 200 AMP electrical service and Fiber Optic Internet already installed as well as a new modern PEX manifold plumbing system and electric water heater, all located within the Conroe/Montgomery School System.

Just 20 minutes' drive to Conroe, 32 minutes to The Woodlands, and a short 48-minute drive to Lake Livingston, you are close to everything (shopping, entertainment, golf, fishing, hunting), yet not encumbered. There is a large metal building/structure on the property as well, that needs work, but with a little TLC, this could be a great storage for boats, off-road vehicles or a fantastic workshop for the mechanic or woodworker. (240 volt rough-in already in place).

Also included is a 9'6" tall 40' storage/shipping container and aforementioned metal building/structure all stays! There is some improvements yet to be done for the DIY'ers personal touch, however current owner is willing to do some of the projects that could be negotiated into the agreement before closing.

Cash offers desired, however private/bank financing will be considered. Owner financing is a possibility with good down payment or valuable trade.

Note: The owner will be clearing up and removing the scrap, old cars and tires.

Ideas for the new owners or improvements that can be negotiated into the purchase.

1. Add underpinning around the perimeter of the home.
2. Complete the well house.
3. Install decorative fencing across the front of the septic tank/electrical service.
4. Define driveway with additional crushed concrete.
5. Install a wood burning heat stove.
6. Add an additional window or French/sliding door in the living/kitchen area
7. Expand deck to wrap around one or both sides of the home (with/without a roof)
8. Remove metal building/structure.
9. Install remote control/keypad opening lock system.
10. Brush hogging