

## 10 Elmina Rd, Huntsville, Tx – Feature List

- 29.09 acres
- 1 acre pond with aerator
- Paved asphalt road to house (1/4 mile)
- House 3,550 sq. ft. – view from every room
  - Built 2009
  - 1<sup>st</sup> floor 2746 sq. ft.
  - 2<sup>nd</sup> floor 804 sq. ft with game room, bedroom, full bath
    - 2 separate doors to walk-in attic
  - 3 car garage plus Bonus Room
    - Bonus Room
      - Full bath
      - Mini split AC
      - Insulated
    - 2 RV electric hookups @ garage
  - Covered walkway
  - Ceiling fans
  - Storm doors front and back
  - Large utility room
  - Front porch
  - Back patio
- Air Conditioning
  - 5 ton downstairs
  - 2 ½ ton upstairs
  - 3 zones downstairs
  - 1 zone upstairs
- Gas Heat - propane
- Roof – 2 years old
  - Radiant barrier
- Double pane windows
- 2 Tankless water heaters
  - One for house and one for Bonus room
- Water softener
- Whole house filtration system
- Aerobic Septic System
- Sprinkler system
- Electric plugs under eaves of house for Christmas lights
  - On/off switch in house in coat closet
- Barn – Insulated – water - electricity
  - 40' Wide – 50' Deep
  - 25' Covered on both sides
  - Cattle corral
- Workshop – insulated
- Little garage for lawnmower, etc.
- Well house
- Outside lighting on posts:
  - In front of house (north) in small pasture
  - West side of house in pasture

- At pond
- Barn – front and back
- Cellular security camera at entrance gate and 2 Google nest cameras at house

- NOTES FOR AGENTS:

- Negotiable appliances
  - Whirlpool refrigerator in kitchen – 3 years old
  - Deep freezer in garage
- Negotiable farm equipment
  - Kubota tractor – 4WD - Cab – AC
  - Accessories
    - Bucket
    - Brush Hog
    - Bale spears
    - Harrow