

11005 Farrell Rd, Willis, TX

EXTERIOR

Gated entry
1 acre stocked pond
Orchard with ~100 fruit trees
Pool, spa and expansive decking
Covered patios accessed from living room, kitchen and primary bedroom
Outdoor fire pit
Outdoor kitchen with grill, sink, refrigerator, ice maker and ample counter space
Outdoor TV
Chicken coop
Generac back-up generator powers guest house and refrigerators inside main house
Approx 1 acre of irrigated lawn
Carport with 3 additional spaces
2 underground propane tanks

INTERIOR

Barn doors lead into the media room on first floor
Fireplace in living room
Secondary bedrooms all have their own bathroom
Spray foam insulation
5 inch baseboards
Attic space is mostly climate controlled
3 car garage w/ epoxy floors in garage

KITCHEN

Butler's Pantry w/ wine cooler & icemaker
Transom Windows
Beams on ceiling in kitchen
Granite counters
6 burner gas stove with up draft & griddle
Double ovens
Pendant lighting
Custom cabinetry
Dual dishwashers
Farm sink
Extra-large walk-in pantry w/granite counter

PRIMARY SUITE

Wooden ceiling
Fireplace
Chandelier
Exterior access
Double Sinks
Subway tile that extends to ceiling
Walk-in shower with three shower heads

AUXILIARY SPACES

Game Room with 2 bay doors (indoor/outdoor)
Media Room
Home Office with board and batten
Home Gym (could also be a flex room)
Bunk Room with built in bunk beds (sleeps 8)
Mud Room with ample storage (between kitchen & garage)
2 sets of washer/dryer hook ups in laundry room

GUEST HOUSE

Living area
Full kitchen
Bedroom
Full Bathroom w/ walk in shower

