

28446 Riley Rd Waller, TX 77484 Feature Sheet:

Property Details:

- 21 Acres
- Gated Entry
- 3.6 acre pond 3 ½ - 6 ft deep, stocked with Bass, Blue Gill, and Black crappie. Also includes overflow
- Wildlife and Ag Exemption
- 1 Propane tank (Owned)
- 3 A/C units (1 guest house that is 1.5 years old and 2 in the main house one year old)
- 2 Water Heaters- one guest and one main house
- RV Covered Parking with 50 amps, dup area, water and power station
- 3 ft well

Main house Features:

- Home by: Lifebuilt Homes
- Southern Living floor plan
- Custom built (2383 sq ft)
- New Roof - 10/2023
- Gutters
- Kitchen All pullouts
- Bosch Dishwasher
- Gas stove and furnace; everything else is electric
- Head Board ceilings in kitchen
- Double oven -(5 yr warranty)

- Recened Lights - micro-draw
- Bar area
- All Pottery
- Barn lights
- Shades
- Heatilator in living room
- Wood Floors
- Granite Raised Ceilings
- Granite and Travertine
- Small office off master
- Master Bath -Shutters
- Pedestal in ½ bath is antique
- Separate Tub and Shower
- Generac - 24kw whole house
- Pex Plumbing
- Two 14X24 Workshops
- A/C in the storage/workshop (includes Vents, light)

Upstairs

- Clauyot Tub
- Travertine Tile wall and ceiling
- Two covered antique corner pieces
- two attic spaces

Porch

- Four porches
- Trex Floors

Old Cabin Features:

- 1,100 square ft
- All wood
- 4X12 pine Joists floor and ceiling

Guest House Features:

- 541 square ft
- Built-in - 2010
- Electric
- Dining Area
- Kitchen
- Under stairs storage
- Travertine Tile
- Shower
- Loft (Bedroom with closet)
- All wood floors and stairs