

1062 CR 252, Weimar, Tx

VALUE ADDED:

- New AC (2023)
- Recently replaced electric hot water heater (2022)
- Metal roof
- All full-size appliances convey
- Add on with extra living space/bonus room, laundry/utility, and full bathroom (2020)
- Concrete entertaining space/4+ vehicle carport (2020)
- Enclosed workshop with walk door, roll up door, and electricity
- Gutters on shop and house (added in 2020)
- Variety of trees (2013)
- Fully insulated CPVC piping overhead (per seller)
- Wood kitchen cabinets
- Large butler's pantry with old sink & mini fridge cabinet
- Instant electric hot water heater for kitchen faucet and dishwasher (2020)
- Gas stove
- Bank safe converted to gun safe conveys (if desired)
- Continuous laminate floors (matched exactly in 2020 add on)
- Water softener
- Hydrogen peroxide injector

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- Softened water in and on house and unconditioned outside in yard
- Full camper hook up with electricity and water
- Carport cover for RV, etc. (2022)
- 2022 Avenger camper can be negotiated (if desired)
- Rented propane (\$65/year)
- Ranger can be negotiated (if desired)
- Double concrete floor storage in equipment barn on corner of property (electricity there, but not currently hooked up)
- All hog wire fencing to protect property
- Large 4 chamber septic tank (regularly maintained and pumped out in 2022)
- Screens for home windows

- *Restrictions:*
 - *Cannot be divided*
 - *No mobile homes*