



Features List

6201 FM 2666, Shepherd, TX. 77371

Year Built: 2003

Property Land: 8.611 Acres

Main Building : 3750 Square Feet

Living Area: 2850 Square Feet

Attached Garage: 900 Square Feet

- Propane tank 250 gallons (for Main House)
- Waterwell is 450 feet deep
- 1 A/C unit just for primary bedroom area only
- 2nd A/C unit for rest of home
- Central Vacuum installed in home (needs repair)
- Primary Bedroom has attached office with gas fireplace
- 2nd fireplace in living room is gas and wood
- Loft above attached garage is 350 square feet

Metal Workshop: 2000 Square Feet

- 3 Bay Doors (Front) 10 feet wide x 12 feet tall
- 1 Bay Door (Rear) 12 feet wide x 12 feet tall
- Commercial grad sheetrock
- Plumbing already installed for Kitchen and Bath
- Gas (Line) install and ready on the right wall
- Propane tank 150 gallons
- RV Receptacle on outside of left wall next to door

Gunite Pool: 22,500 gallons and 5 feet deep

The grounds are equipped with irrigation and water spigots throughout

Also trails for sunset walks and ATV riding on the rest of the property

Trash : Dump yourself down the street for \$125 a year or have a company pickup for \$35 a month

(for information purposes only)