

# 4096 W FM 1004 - Additional Details

Kirbyville, TX

June 21, 2024

Gate Arm - Replaced within 1 year - approximately \$3,000

Property re-fenced within 2 years

Whole house Generac generator - will supply energy to well pumps, red barn, guest house and pool pumps as well as main home

3 wells on property, 2 operational

3 ponds on property, there was 7 but 4 were filled in by seller

Deck on pond behind home

6,000 sf hay barn with utilities

Red barn has utilities

Spray-in insulation in main home

Office/sunroom behind garage with full bath

Main home has a Butler Pantry

Seller and family cut and carved all wood that was used in building the home

Security lights at front, by guest house and hay barn

Main home has 3 HVAC units

Guest home has separate HVAC and water heater

Main home has on-demand water heater

Bathroom in room behind garage has own water heater

Appliances and furniture may be left in guest house (negotiable)

Large freezer in mud room in main home is negotiable

Some equipment may be for sale, will provide list once available

Upper level is floored attic currently used for storage. It was built to be able to bear upper rooms

Cargo elevator lift - approximately 300 lb weight limit