

# Top 10 things we love about our home

1300 COUNTY ROAD 4755



1. **Breathtaking Water Views:** We can enjoy serene pond views from the main home's windows or back porch.
2. **Safety and Open Space:** A fenced-in area of five acres provides a safe environment for everyone and animals. The additional five acres of creek and pond are gated for water safety.
3. **Proximity to Schools:** Located less than a mile from the Warren ISD school complex which features, elementary, junior high, and high school campuses within walking distance from each other, making school commutes a breeze.
4. **Large Stocked Pond:** the pond is over an acre in size with a 12' x 20' dock equipped with electricity and a freshwater faucet.
5. **Convenient Access:** Easy highway access to Highway 69 and FM 1943 for hassle-free commuting.
6. **Outdoor Entertaining:** A huge front porch with six rocking chairs, a large back porch big enough to host backyard barbecues and an adjacent veranda with an outdoor bathroom and hot tub/spa.
7. **Guest Quarters:** A detached 14' x 32' office/guest quarters customized to match the home.
8. **Secure and Controlled Access:** Two front entry gates with the main gate featuring an automatic keypad entry for added security.
9. **Spacious Living:** The home features three large bedrooms with spacious walk-in closets. Two gigantic pantries flank the kitchen and convenient additional access to the laundry room the kitchen and the primary bedroom.
10. **Quiet and Peaceful Living:** Our beautiful hilltop property is quiet and backs up to a creek with no back neighbors, and excellent drainage that has allowed the property to never flood.

