

140 RSCR 3357 Emory, TX 75440 List of Amenities and Improvements

New Roof 2020

Chimney cleaned 2022

Outdoor Living Area added 2020

2020 New Stone Floor added laundry, hall, bath and wine room

2018 interior painted

2023 outside painted

2012 4-ton Payne heat pump for main house Amana ac

2019 New AC for the back bedrooms (10-year warranty)

2020 New dock - Lee Knight Construction with Cypress Boatlifts

2021 three Underwater Fish Lights installed

2010 Media room/bedroom above garage Shop Addition

2023 Septic System aeration pump replaced

Sub Zero Refrigerator

Sub Zero Wine Fridge

Viking Convection Microwave

Wolf Electric Cook top

Wolf oven

Bosch 3 rack dishwasher

Hoshizaki Ice Maker (sonic ice)

Broan Elite Compactor

Most neighbors are full time residents, no AirBNB in neighborhoods - not allowed, Quiet neighborhood Convenience of boat ramp, Deer come by regularly during the day Eagles make appearance often Sunsets/sunrise are phenomenal We've caught so many fish from the dock! Crappie season is great especially with all of the cedar surrounding the dock. The bass range from small to the largest being 10 pounds. Numerous 5 to 8 pounds.