



26081 Century Oaks Boulevard

UPGRADES Page 1 of 2

Per Seller

- 4.18 Acres per Waller CAD
- Gated Community
- 2016 Barn - 2 Cedar Tack Rooms, Wash Rack, Insulated, 3 Stalls, Steel Framed, and Fly Control System
- Fruit Trees – 2 Peach, Apple, Pomegranate, Fig, and 2 Mexican Plum
- Fire Pit Surrounded by a Large Flagstone Sitting Area
- Large Stocked Pond with Lighted Fountain
- Horse Ready – 3 Paddocks, Barn, Horses Allowed
- Property is Fenced and Cross-Fenced - Creating 3 Separate Grazing Areas
- Ancient Oaks That Have Been Maintained by a Certified Arborist with a Master’s Degree in Forestry
- Large Wood Framed Shop – 2400 Square Feet, Bathroom, Roof 2024, and Installed Electric Heater
- New Roof 2024 – Home and Shop
- Circular Drive
- Extensive Landscape Lighting (\$25,000)
- Home Interior Recently Painted
- Travertine Floors in Living Areas, Dining Room, Kitchen, and Hallways
- Chef’s Kitchen – Granite, Recent Monogram Gas Cooktop, Stainless Appliances, Double Ovens, Appliance Garage, Walk-In Pantry, Island with Seating, and Breakfast Bar
- Primary Bedroom – Wood Floors, Sitting Area, Wood Shutters, Tub with Bubbles and Color Change Lighting, Travertine Floors, and 2 Closets
- Second Story Covered Patio with Ceiling Fans



Patton Team

713-870-1960

Summer@pattonteam.com

www.pattonteam.com

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UPGRADES - Page 2 of 2

Per Seller

- Elevator
- Hidden Suite - 2 Bedrooms or (Media Room and Bedroom), Return Stairs, and Full Bath
- Secondary Bedroom with Walk-On Balcony
- Recent A/C, Furnace, and Tankless Water Heater
- Central Vacuum
- Built-In Speakers
- 4 Fireplaces - Formal Living Room, Den, Primary Bedroom, and Outdoor Patio
- Starlink WiFi System, Cellular Booster, and Digital Programmable Thermostats
- Updated Pella Sliding Doors
- Patio and Landscape Designed Gardens
- Porcelain Floor Tile in Downstairs Covered Patio with Fireplace, and Bed Swing
- Recent A/C Coil and Compressor
- French Drain in Back Yard
- Drain Under Large Oak Tree Drains into the Pond

Exclusions: Potted plants, yard art and décor, fountains (except the yellow pot), ice machine in the barn, dust collection system in shop, fridge, Google Mesh System, drapes and rods.



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