

**12415 ROESLER ROAD, NEEDVILLE, TX 77461**

# *Home Features and Improvements*

**3BR/2BTH w/Office \* One-Owner Brick Home \* 10.44 Acres**

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## ***Interior:***

- ☐ 16x10 Sunroom/Office/Mud Room
- ☐ Raised 9.5 foot Family Room Ceiling
- ☐ Cathedral Ceiling in Primary Suite
- ☐ AC Return Vents in every room
- ☐ Central Air & Heat
- ☐ Secondary Bedroom Ceiling Fans
- ☐ Interior Painting (secondary) 2025
- ☐ HVAC 16 SEER Goodman - 2020
- ☐ Pantry Shelving Papered 2025
- ☐ Primary BR & Family Room;  
Reiker 54" Ceiling Fan-Heater
- ☐ Bosch Dishwasher
- ☐ Maytag Stove (gas or electric avail.)
- ☐ Kenmore Elite Refrigerator
- ☐ Kitchen Sink; prewired for disposal
- ☐ ProCom Stove Heater/Fireplace

## ***Exterior:***

- ☐ Security System 8-Camera DVR
- ☐ Water Well - 2015; 240' depth
- ☐ Aerobic Septic; maintenance contract
- ☐ 3 Front Yard Sprinkler Heads
- ☐ Garage; prewired for door openers
- ☐ 12'x16' Workshop w/electricity & roof vent
- ☐ lighted covered porch, 7x7 roll-up & ramp
- ☐ Water Well in workshop; water access
- ☐ RV, Trailer, Boat and Parking Area
- ☐ Expansive Driveway and Parking
- ☐ Front Porch Accessible from Carport
- ☐ Fenced Backyard
- ☐ Covered Front Porch & Back Patio
- ☐ Covered Carport off 2-Car Garage
- ☐ Doorbells; front and rear
- ☐ Propane Tank

## ***Additional Features:***

- ☐ 10.44 Acres w/partial Ag Exemption (7.7 acres)
- ☐ 1-Story 1,979 sf 3BR/2BTH w/extra room
- ☐ Roof - 2024 w/transferable warranty
- ☐ 3 Fruit Trees & 2 Pecan Trees
- ☐ Built-In Laundry Clothes Rod & Shelving
- ☐ Dryer connection set up for gas or electric
- ☐ Attic Stairs/Access in Garage & House

**NOTE:**

SURVEY: Homestead on 2.74 acres May 2020

SURVEY: Boundary 7.7 acres Ag-Exempt September 2024