

102 GREYSTONE LANE, CEDAR CREEK TX 78612

FEATURES LIST

- 27.93 ACRES "AG EXEMPT"
- PERIMETER FENCING (FIELD FENCING IN THE BACK) CROSS FENCED INTO 3 SECTIONS
- IMPROVED COASTAL PASTURES HAS PRODUCED 40 ROUND BALES, ALWAYS PROFESSIONALLY FERTILIZED AND WEED CONTROLLED
- 2 EXCELLENT STOCK TANKS
- WOODED IN BACK PART OF PROPERTY- INCLUDES MATURE TREES SUCH AS POST OAKS AND BLACK JACKS
- ESTABLISHED LAWN, LOTS OF CARPET GRASS, HONEY SUCKLES, AND ROSE GARDEN PLUS MATURE ORNAMENTAL TREES (CHINESE PISTACHE-BALD CYPRESS-CEDAR ELM)
- 3 RAIL WHITE PVC FENCE COMPLETELY AROUND HOME- DOG PROOF/FRIENDLY, CAPABILITY TO KEEP DOGS IN BACK, FRONT OR BOTH
- WATER SOURCE IS AQUA WATER SUPPLY
- BLUEBONNET ELECTRIC POWER CO.
- SPRINKLER IRRIGATION SYSTEM FOR LAWN

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- RAIN GUTTER SYSTEM
- SECURITY SYSTEM DOORS, WINDOWS, SMOKE AND FIRE- CURRENTLY MONITORED BY ADT
- ASPHALT DRIVEWAY (OVER 1200 FT)
- 2 ELECTRIC AUTOMATIC GATES (SOLAR)
- PAVESTONE SIDEWALK
- HOME CUSTOM-BUILT BY TUCKER HOMES IN LATE 1999
- BETTER HOMES & GARDEN FLOOR PLAN OF APPROXIMATELY 2300 SQFT
- OFFICE/DEN, SUNROOM
- 10-FT CEILINGS WITH CROWN MOLDINGS IN LIVING, DINING, AND FOYER
- 14-FT VAULTED CEILING IN SUNROOM WITH LOTS OF WINDOWS AND A DOOR TO THE BACK PATIO
- 9-FT CEILINGS THROUGHOUT REST OF THE HOME
- HARDWOOD OAK FLOORS IN LIVING, DINING, AND FOYER
- CERAMIC TILE IN DEN/OFFICE, KITCHEN, SUNROOM, BONUS ROOM, AND LAUNDRY ROOM
- CARPET IN MASTER AND 2 BEDROOMS
- LARGE, DOUBLE-PANE WINDOWS THROUGHOUT HOME, MANY WITH ARCHES ABOVE AND WINDOW PANELS ABOVE THE DOORS THAT PROVIDE AMPLE NATURAL SUNLIGHT TO POUR INTO THE HOME
- BAY WINDOW IN OFFICE/DEN
- REAL COPPER ROOF ACCENTS + COPPER HOOD ON BAY WINDOW
- BEAUTIFUL WOODEN ENTRY DOORS WITH BEVELED GLASS
- 2-WOOD BURNING FIREPLACES- ONE IN DEN/OFFICE, ONE IN LIVING

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- ROCK FRONT ON LIVING ROOM FIREPLACE WITH STONE HEARTH, CUSTOM-BUILT MANTLE ON DEN/OFFICE UNIT
- CUSTOM-BUILT CABINETS, MANTLES, AND POST/BEAMS
- CEILING FANS IN ALL BEDROOMS, LIVING ROOM, DEN/OFFICE AND SUNROOM
- ALL ELECTRIC WITH GE BREAKERS
- GE APPLIANCES
- MOEN PLUMBING FIXTURES
- NEW RHEEM PERFORMANCE 50 GALLON ELECTRIC HOT WATER HEATER (INSTALLED 3/2017)
- AEROBIC SEPTIC SYSTEM MAINTAINED BY JOHNSON SERVICES
- MAYTAG NEPTUNE WASHER & DRYER TO CONVEY WITH SALE

OUTBUILDINGS/BARN/SHEDS

- 36-FT X 48-FT HORSE BARN
- FOUR 12-FT X 12-FT STALLS WITH RUBBER MATS IN 3 + DIVIDER RAILS
- ONE 12-FT X 24-FT STALL WITH DIVIDER RAIL
- ONE 12-FT X 20-FT TACK ROOM WITH A SEALED SADDLE AND TACK CLOSET
- ONE 4-FT X 12-FT OPEN STORAGE AREA
- 12-FT CENTER AISLE WALKWAY GROOMING AREA
- 12-FT SLIDING DOORS
- ELECTRIC (LIGHTS + PLUGS) BREAKER BOX AT BARN
- FANS & WATER IN STALLS (MISTING FAN SYSTEMS IN 2 STALLS)
- LARGE SHELVES AND WALL MOUNTED STORAGE CABINET
- PROFESSIONALLY BUILT 14-FT X 33-FT METAL RV SHED, FENCED IN WITH GRAVEL FLOORING

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- 9-FT X 13-FT OLD VINTAGE WOODEN STORAGE SHED
- 12-FT X 20-FT 3-SIDED RUN IN HORSE SHED WITH HAY RACK IN AN ENCLOSED AREA WITH PANELS AND NO CLIMB FENCING + ADJOINING 60-FT ROUND PEN WITH A SAND FLOORING SYSTEM
- 12-FT X 20-FT 3-SIDED WOODEN TRACTOR/HAY BARN
- 12-FT X 18-FT EQUIPMENT SHED (GATOR-MULE-POLARIS-YARD EQUIPMENT)
- 14-FT X 25-FT PROFESSIONALLY BUILT ON CONCRETE SLAB, METAL TRUCK GARAGE WITH A ROLL UP DOOR