



TEXAS PRIME PROPERTIES

Home features:

Over 5,000 sq ft of living area

- 5 beds
- 3 full baths, 1 half bath
- Attached 3 car garage
- 2 hot water heaters
- 2 Trane AC units
- Office
- Home theater/movie room
- Home Gym (it's own room)
- Game room with pool table
- Water softener system
- Fenced backyard
- Mosquito misting system
- Sprinkler system around house
- Jellyfish exterior lighting
- Exposed beams in Family room and game room

- Bluetooth speakers throughout house and back patio
- Fireplace in Family room and outdoor patio
- TV, Built in grill on the outdoor patio
- Google Exterior cameras on the house and also shop
- Google motion sensing flood lights around house and shop

Outdoor features:

- 3 acres
- Pool with waterslide and fountains, has heat and Ac, pool lights
- Hot tub with propane heater
- Landscaping
- Pergola
- Outdoor fire pit
- Private pond with aeration system
- Exterior solar lighting
- Automated exterior lighting on the house and around the fire pit
- Custom raised garden area
- Flag pole

2nd garage:

- 3-4 car garage
- HVAC system
- Tall ceiling with car lift
- Granite counter tops
- Refrigerator hookup

30x60 shop:

- Covered parking off the side of shop
- Wrap around concrete driveway
- Solar powered metal gate
- 2nd story mezzanine inside the shop
- Insulated
- Finished inside area man cave or office area
- 2 HVAC systems
- ½ bath
- Hot water heater
- Refrigerator
- Sink/counter/coffee area
- Epoxy flooring throughout
- Sprinkler system around the shop

Items that are negotiable:

- Washer and dryer
- Refrigerator in kitchen
- Refrigerator in the attached garage
- Refrigerator in the 2nd garage
- Refrigerator in the shop
- Ice machine in game room
- Wine fridge in movie room
- Gym equipment in the gym
- Pool table in game room
- L shaped couch in Family room
- Bar stools around kitchen bar counter
- Car lift inside the 2nd garage
- Leather movie theater couches in movie room
- Movie room projector, av equipment, and speakers in movie room
- TV in Family room
- TV in game room
- TV in master bedroom
- TV in gym
- TV in the 2ND Garage

