

Appendix A- Detailed Property Summary (Page 1)

3977 sqft 2-Story Custom Built Home

27'x15' Grand Living Room was Recently Painted w/Neutral Color and has 24' High Cathedral Ceilings w/Exposed Beams, Pair of Cantera Iron Glass Doors, Knotty Alder Built-in Entertainment Center, Hardwood Floors, Gorgeous Limestone Woodburning Fireplace w/Gas Connections, Recessed Lights & 4 Sets of French Doors that Open to Front & Back Covered Porches.

23'x15' Elegant Island Kitchen was Recently Painted w/Neutral Color and has 24' High Cathedral Ceilings w/Exposed Beams, Granite Countertops, Large Pantry, Limestone Backsplash & Breakfast Island w/Granite Top, Hardwood Floors, Knotty Alder Cabinets/Shelves/Built-in Desk w/Granite Top & Built-in Wine Rack.

Stainless Steel Energy Star Appliances: Trash Compactor, Dishwasher, 5-Burner Gas Cooktop; Refrigerator, Ice Maker, Double Convection Oven, Microwave & Warming Drawer.

18'x16' Dining Room was Recently Painted w/Neutral Color and has 24' High Cathedral Ceiling, Granite Top Limestone Pillars & Hardwood Floors.

23'x16' 1st Master Bedroom was Recently Painted w/Neutral Color and has Hardwood Floors, Sitting Area, 24' High Cathedral Ceilings w/Exposed Beams, 2 Sets of French Doors that Open to Covered Back Porch w/View of Pond/Fountain, Pocket Door to Living Room & Separate Tankless Hot Water Heater & A/C Unit.

1st Master Bathroom was Recently Painted w/Neutral Color and has Jetted Bathtub w/Slate & Limestone, His & Hers Marble Vessel Sinks, Slate Floors/Counters/Backsplash & Doorless Shower w/3 Glass Block Walls.

17'x14' 2nd Master Bedroom was Recently Painted w/Neutral Color and has Hardwood Floors & Full Bathroom.

2nd Master Full Bathroom was Recently Painted w/Neutral Color and has Porcelain Double Sinks, and Slate Shower/Counters/Floors.

14'x14' 3rd Bedroom/Sunroom was Recently Painted w/Neutral Color and has Limestone Wall w/Built-in Cabinet/Shelves, Slate Floors, 180 Degree View of Garden/Pond/Fountain through 2 Walls-of-Windows & Framed Glass Door that Opens to Garden.

17'x14' Office/Study which can be 4th Bedroom or Gameroom was Recently Painted w/Neutral Color and has Cabinets Above/Below Built-in Double Desk & Separate A/C Unit.

20'x8' Utility/Mud Room was Recently Painted w/Neutral Color and has Slate Floors/Backsplash, Electric/Gas Dryer Connections, Knotty Alder Built-in Bench, Porcelain Sink, Cabinets & Stackable Front Load Washer/Dryer.

Light Switches w/Dimmers & Outward Opening Thermopile Windows Throughout Home.

Lifetime Warranty Steel Roof

Limestone & Recently Painted Exterior

Appendix A- Detailed Property Summary (Page 2)

1200 sqft Mother-in-Law/Guest Apartment

4-Car Attached 2-Story Garage is divided by Storage Area w/Built-in Cabinets .

1200 sqft Apartment (which can be accessed from Staircase Between Home & Garage) has Separate A/C Unit & Propane Water Tank, Two 14x12 Bedrooms, Full Bathroom w/ Shower/Tub Combo & Living Room/Kitchen Combo w/Breakfast Bar, Gas Oven/Range, Dishwasher & Refrigerator that Stay!

40'x84' 4-Stall Steel Horse Barn

Barn can be Finished as a Barndominium which has Electricity w/Separate Meter, Water, Plumbing for Bathroom w/2-Horsepower Septic Pump, R/V Hookup, 24'x40' Stall Area, Steel Roof, Concrete Slab, Covered Porch, 12'x40' Feed/Tack/Wash Room, Attached Separate 40'x48' Workshop (which can be Living Quarters) & Loft w/Floor & Electric (which also can be used as Living Quarters), Front & Back Entrances w/2 Overhead Doors for Drive-thru & Enough Room to Store 8 Vehicles.

6.4188-Acre Ranch

Limestone Covered Back Porch has Woodburning Fireplace w/Gas Connections, Skylights, Recessed Lights, Ceiling Fans and View of Pastures & Pond w/Fountain.

15' Deep 1/3 Acre Pond is Stocked w/Bass & Crappie and has Fountain & Fishing/Boat Dock. Rainwater is Collected from Roof into 55-Gallon Rain Barrel & is Pumped into Pond.

Cover Back Porch Extends to Shady Garden w/Park Concrete Benches.

8'x25' Gazebo.

Fenced 4.5-Acre Irrigated Pastures are Cross-Fenced for Horses & has Hardwoods for Shade.

Front Yard has Concrete Circle Driveway, Hardwood Shade Trees & Landscaping.

Main Home Entryway is Beautifully Landscaped w/Limestone Covered Porch, Built-in Fountain, Raised Gardens & Walkways.

Tranquil Garden is located off the Sun Room and has Limestone Flower Box & Walkway, Hummingbird Feeders & Wood Trellis.

Automatic Front Entrance Gate has Limestone Pillars w/Lights, Keypad & Remote Controllers.

250-Gallon Propane Aboveground Storage Tank

Property conveniently located near TX-99, TX-249 & FM 2920 Provides Quick Access to Houston & Surrounding Areas

35 Miles to Bush Intercontinental Airport & Downtown Houston.

Variety of Trees: Oak, Pine, Birch, Crape, Myrtle, Cypress, etc.

Plenty of Room to Build 2nd Home.

Per Seller Property Can Be Used for Bed & Breakfast, Wedding Venue, Offices, Events Center, Corporate Resort, Temporary Living, Vet Clinic, etc. *No Mobile/Manufactured Homes Allowed*