

## Cumlara Sale

### Location

12280 Ike White Road, Conroe, Texas, 77303 – about seven miles northeast by east of downtown Conroe. Take FM 1484 about 5 miles out of Conroe, turn left at paved Ike White, continue north 1.1 miles, turn right at 12280, drive ~~on~~ half-mile on the unpaved driveway (turn left at the intersection) and you will arrive at the home.

### Land

31.18 acres, densely wooded, primarily oak and pine. About 100 feet below the house to the east, running in a north to south direction (about 840 feet thru the property) lies a creek of an average depth of 6 inches and a width of 6 feet. It's a clear all – season stream with a vehicular bridge to reach the property east of stream.

### House

This is a custom designed brick home of approximately 2400 square feet with an attached garage of approximately 1100 square feet with two doors (18 feet and 8 feet in width) with a 400 square foot deck. This is a three bedroom home with a library room doubling as a temporary fourth bedroom (sliding doors), 2 and a half baths with a large whirlpool tub and a shower, granite kitchen countertops, wood burning fireplace,

whole house vacuum, hardwood floor in the living room, kitchen, dining room, entrance hall, and the library, carpeting in two bedrooms and the hall; vinyl in baths and one bedroom. All windows are double paned except the garage, all windows, including the garage, have the exterior pane composed of laminated glass (I believe of 3/16 inches thickness), all exterior doors are metal covered with long-throw dead bolts. Metal roof (2012), ceiling fans with lights in all rooms except kitchen, monitored security system, transferable termite guaranty, furnace and A/C (16 SEER) (2011), whole house filter (April Air 201), 321 foot well, conventional septic, GFIs in 3 baths, secondary surge protector.

#### Taxes and Insurance

2017 Montgomery County taxes on the one acre plot that the house sits on are \$342.72 and on the remaining acreage are \$1518.20; they will be paid in 2017. Note the exemptions are over 65, disabled veteran, and agricultural use (tree farm). Homeowner's insurance cost on the house (\$310,500) is for 2017 \$1727.

#### Items That Go With Sale

6250 surge wattage generator with direct wire to the load center, all blinds, shades and curtains, rug by the inside fo the front door, outside bench by the front door, workbench, fireplace tools, mailbox, 250 gallon propane tank, dishwasher, stove, dryer (both the gas stove and the gas dryer connections

are wired for electricity), chainsaw, window unit A/C (for use when the power is out).

Items That Stay (optional)

Lawn mower, lawn tractor, yard trailer, and deck furniture.