

# Features & Updates

• 13227 FM 362 Rd. • Waller, TX 77484 •

## FEATURES

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- 2, 448 sq. ft. of Living Space – 4 Bedrooms & 3 Baths
- Situated on 20 Unrestricted /AG Exempt Acres
- 2 Pastures with Barbed Wire Fencing, working pens & catch pens
- A 30 x 36 – 8 Stall Barn
- A Large Pond
- Converted Garage to a Workshop
- 2 Car Covered Carport
- Tractor Shed – Built in 2019
- A 12 x 24 - She-Shed / Flex Room with A/C & Heat  
*(currently used for a Craft/Hobby room)*
- Above Ground 21' Round Pool
- Adjacent 20 Acre Pasture Lease Available - \$600 per year
- Covered Chicken Pens
- Home Has NEVER Flooded!

WENDY CLINE  
PROPERTIES GROUP





## UPDATES

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- **Newly Painted Exterior of Home – May 2020**
- **Recently Updated Exterior Hardy-Plank Siding**
- **New A/C - 2016**
- **New Ducts – 2017**
- **New Roof – 2017**
- **New Water Heater – 2008**
- **Gas Log Fireplace with Remote Start**
- **Tractor Shed (26 x 24 w/ 13 ft. eve height) – Built in April 2019**
- **Above Ground 21' Round Pool - 2019**
  - **Pool has in ground electric**
  - **Pump is on a timer**
  - **Very low maintenance**
- **Surround Sound in Living Room to control TV or Stereo**
- **Granite Countertops & Tiled Backsplash**
- **A Large Granite Island in Kitchen**
- **Upper & Lower Kitchen cabinets offer lots of storage space**
- **Soft Closing Drawers**
- **Island has electric outlets on both sides**
- **Under Cabinet Lighting in the Kitchen**
- **A Large Kitchen Pantry - 8' x 4'½"**
- **Outlets Under Eve allows for a One Switch Activation of Christmas lights on front of home**
- **Dimmer Switch Lighting for Patio, Living & Dining rooms for Mood Lighting**
- **Under Eve Outlets Under Patio Area**
- **French Doors out to Covered Patio Area**
- **Chalk Wall Upstairs**
- **Ceiling Fans in Den & All Bedrooms**
- **Mini-split AC Units for Living Room & Master Bathroom – 2016**





- **Large Jetted Tub in Master Suite**
  - Extra Deep
  - Seats 2 People
  - Tub also has “Inline Heater” on the pump to maintain temperature of hot water so it stays hot!!
- **Added a 12 x 24 She-Shed / Office – 2019**
  - Fluorescent Lights
  - A/C & Heating Unit
  - Laminate Flooring
  - Upper Storage Lofts
  - Several Electrical Outlets
- **All New Double Pane Windows in She-Shed & Home**
- **Automatic Gate at Entry with 2 Remotes**
- **Fully Fenced, Cross Fenced & Barbed Wire Field Fence**
- **Multiple Gates to Access Pastures**
- **Dual Gated Access to Hay Storage Area**
- **Watering Troughs near Cattle Working pen & Barn**
- **Barn has 8 Horse Stalls with Lighting in 4 Stalls**
- **Separate Feed & Tack-room with overhead lighting**
- **The Shop offers:**
  - 2 Parking Spots (11’5” x 19’ each)
  - Built-in shelving
  - A 220 Electric Outlet

WENDY CLINE  
PROPERTIES GROUP



## UTILITIES

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- **Utilities / Average Bills**
  - **Rise Broadband for Internet**
  - **Trash is \$25 a month with Slide By trash service.**
  - **Propane was \$675 this past year. We fill it about 1.5 times a year.**
  - **Electric Bills based on 11 months Totaling \$2,826 giving an average of \$256.90 per month**

