

Features of 111 Eagle Run Rd, New Waverly, TX

Located in Deer Forest Subdivision

On 1 Acre with wooded buffer on back part of property

Underground utilities in neighborhood

Located in New Waverly ISD

Modern Farmhouse built by Superior Homes in 2024

Board & batten siding, Black frame windows

3 Covered porches - Back porches pre-wired for outdoor speakers, gas pipe for connecting gas grill
Generator

AC Unit for each House, each with dehumidifier

Gutters & yard drains, outdoor floodlights

Buried propane tank

Plumbed for water softener and reverse osmosis

Total of 3,319 sqft –

3 bedroom, 2.5 bath + study in Main House

2 bedroom, 1 bath attached Guest House

Main House:

Cathedral ceiling in living room with wood trimmed vaulted windows

Commercial grade vinyl plank flooring, floor plug

Electric fireplace

Wooden mantel with electrical and ethernet plugs just above mantel

Kitchen open to living area with breakfast bar and separate dining area

Quartz counter tops

Blanco granite sink

5 burner gas cook top

Electric wall oven and microwave

Soft close cabinets & drawers

Large walk-in pantry with custom built ins

Refrigerator stays

Primary Suite features

Dual vanities, tiled shower, handicap width doors

Large walk in closet with room for desk area

Hall linen closets

Large closets in secondary bedrooms

Garage - tankless water heater, finished and painted sheetrock and recessed lighting

Guest House:

Cathedral ceiling in living room with wood trimmed vaulted windows

Commercial grade vinyl plank flooring, floor plug

Electric fireplace

Wooden mantel with electrical and ethernet plugs just above mantel

Kitchenette with island dining and open to living area

Laundry area with cabinets

Large primary bedroom, primary bath with ADA compliant shower and large walk in closet

Additional study/den or bedroom