

Features and Highlights

- **Lot & Location**
 - Unrestricted Cleared 2.5-acres
 - Commercial (potential) Road Frontage
 - Corner lot - NO Floodplain!
 - No HOA - No MUD - Low Taxes
 - 3 Entrances (Hardin Store & 2 on Pin Oak)
 - Commercial, Residential or Farm Use
 - Tomball ISD - Montgomery County
- **Home Features** (Approx. 3,300 SF)
 - 6 bedrooms (or 5 + office)
 - 3 full baths
 - Mudroom office
 - Butler's pantry & Laundry room
 - Living room w/Den section
 - Steel Fisher "Grandpa Bear" wood burner
 - Formal dining or Extra room
 - Kitchen w/Breakfast area
- **Courtyard, Garage & Parking**
 - Home wraps around central courtyard
 - 2 patio doors & 2 home doors to courtyard
 - Detached garage w/Workshop & side door
 - Enclosed ATV parking w/rear ATV door
 - Wide rock driveway & additional parking
 - Iron gated alley between garage and home
 - Equipment & trailer parking
- **Primary Suite**
 - Oversized Primary bedroom
 - Private covered patio
 - 3 large mirror door closets
 - Double vanity w/Hollywood lighting
 - Separate shower
- **Systems & Utilities**
 - Well water (updated approx 2022)
 - 2 septic systems (1977 & 1986)
 - 2 HVAC systems (updated approx 2015)
 - 2 water heaters
 - Propane tank 500-gallon, owned
- **Exterior Features**
 - Fully fenced and cross-fenced
 - Decorative metal gate at main entrance
 - 2 additional side street gated entrances
 - Manmade pond
 - Chicken yard and garden
 - Cedar and crepe myrtle trees throughout

Sellers have lived here 47 years!

The original brick residence was constructed in 1977 on well water and a east side conventional septic system with its field lines running toward the manmade pond/street.

In 1986, the home was expanded to its current total size of approximately 3,300 sf. This addition included a 2nd HVAC system, a 2nd water heater, and a 2nd east side septic system with its field lines running south toward the back of the property.

A family favorite feature is the Fisher "Grandpa Bear" wood stove — a heavy steel, airtight wood-burning stove known for heating large spaces and accommodating oversized logs. Positioned on a stone alcove and hearth, it became the heart of the home.

The well was modernized and relocated to its current west-side position around 2022, and the roof was fully replaced following hail damage in August 2016