

# HOME

## features & upgrades



## 32770 Willow Bend Lane

- **Spacious Acreage** – 10 beautiful acres with mature trees, privacy, and room to roam
- **Fruit & Nut Trees** – Lime, pear, pecan, mayhaw, and grapevine
- **Quality Interior Finishes** –  $\frac{3}{4}$ " birch hardwood floors with tile in wet areas, and custom cabinets throughout
- **Well-Equipped Kitchen** – Double oven, plenty of storage, and thoughtful design perfect for everyday cooking or entertaining
- **Warm & Inviting Spaces** – The unique double-sided fireplace creates warmth and character in the main living spaces
- **Smart Layout** – Two AC units, two water heaters, and a huge storage closet/extra pantry provide better efficiency and organization
- **Country Retreat** – The home is set back from the road, tucked into the trees for privacy and tranquility
- **Livestock Ready** – Two 14x14 horse stalls with tack room, chicken coop, and feed barn—all with water and electricity, current ag exemption for cattle
- **Secure & Convenient** – Electric gate, cross-fencing, farm fencing with cemented posts, and hookups for water and electricity throughout the property
- **Modern Comforts** – Fiber optic internet makes working from home or streaming effortless
- **Outdoor Extras** – Carport for additional parking and an outbuilding that doubles as a she shed or office