

Attributes and Upgrades
365 CR 3371
Splendora, TX 77357

Multi building / home property on 3.44, private, unrestricted acres located in Plumtree Estates

Multi-generational living property

Main home + Guest house + Storage barn/workshop + Stand Alone office/ flex building.

Privately located on a dead-end road. All buildings/outbuildings are heated and cooled, and with their own separate electrical panel or subpanel

Developing area including infrastructure, neighborhoods, schools, ATT fiber network and more

No HOA, and LOW tax rate

Aerobic system (2017) – 3, 750 gallon tanks, and can also be used for irrigation

South Cleveland Water Supply for water – Entergy for electric

Approximately 1.5 acres in the back are completely undeveloped for privacy

1764 sq ft, Pratt, Champion model modular home built in 2017

- **Spacious 3 bedroom / 2 full bath home** full of designer touches and upgrades.
- **Superior foundation system** including runners and 3' deep concrete tracks – bolted so are “hurricane tied”, and Hardi exterior construction
- Harid siding, sheetrock walls, studs, and a **METAL ROOF**
- 10-year Structural Warranty transferable at sale
- **Highly insulated floors, walls and ceiling**
- Large covered front porch
- **TV stays with the house**
- Vinyl plank flooring (2021)

- **New carpet** in bedrooms (2025)
- Double pane **low E windows**
- Large utility / mudroom with exterior door to outside deck
- **Washer / dryer stay with the house**
- Plenty of closets, cabinets and storage everywhere

600 sq ft modular home, " Guest House" (2017)

- 40 x 15 house, **1 bedroom, 1 full bath, kitchen and large porch**
- Secured with the **same Champion pier and beam foundation system**
- **Plus a separate 10 x 15 fully insulated, heated and cooled utility room** attached by a walkway and deck. Utility room includes washer/dryer hookups for private use of "guest house", along with additional storage or extra panty space for household items.
- **Refrigerators in guest house utility are included**
- **Guest home has it's own electrical panel, AC system, and hot water heater**
- Tall ceiling
- Partially covered 10 x 6 porch
- Rolled vinyl flooring (2021)
- Recessed lighting

Storage barn (2022)

- **Fully insulated, heated and cooled** (with Mini splitter), 40 x 12 with **full electric** on its own subpanel
- OC panel siding, completely floored, high ceilings, loft storage
- Could easily be used as a **workshop**

Stand Alone office / flex building (2023)

- **18 x 10 finished unit with 2 windows.**
- Large 10 x 6 **covered patio** with recessed lighting
- **Cooled and heated** with mini-splitter
- Metal roof, OC panel exterior siding
- **Fully insulated, sheet rocked and painted**
- **Own electric** sub panel
- **Internet ready**
- **Vinyl plank flooring**

2 car metal carport for your cars or boat

Full house Generator – propane powered. It will run entire house and storage barn for approximately 1 week

Partially fenced

Fiber optic is installed on the property

- **Master suite:**
 - **Master bath has 33 sq ft tile shower - rain head and hand held showerheads with separate faucets for each,** a built-in bench, and window for natural light
 - Dual sinks
 - Large walk-in master closet plus extra linen closet space in bathroom
 - Faux granite counters and solid wood pine cabinets

- **Kitchen:**
 - Large open and bright kitchen and breakfast area
 - Open to living area
 - Breakfast bar seating at island
 - All Whirlpool SS appliances (2017)
 - Solid wood, white pine cabinets
 - Brick looking tile backsplash
 - Faux granite countertops
 - **Refrigerator included**

- **Custom wood and brick details everywhere** including:
 - Trey ceiling in den inlaid with wood
 - Stone inlay fireplace with firebrick interior
 - Solid pine baseboards, window trim and door frames throughout creating a cabin, cozy feel
 - 31" decorative solid pine wood chair rail throughout living room
 - Accent wall in Master bedroom

A great place to call home!

All information is to the best of seller knowledge but not guaranteed.