

COMPASS



250 CRITTER CREEK, COLDSRING 77331

Primary Home

4188 SF (per SJC CAD)

Home is occupied

3124 SF main living area plus 1064 SF guest wing/mother in law suite

Main living area; 2 bedrooms, 1.5 bathrooms, game room, formal dining room, butlers pantry, laundry room, open concept living/kitchen

Wood burning fireplace

Guest wing/mother in law suite; 2 bedrooms, 1.5 bathrooms, living area/kitchenette

Cabin #1

2040 SF (per SJC CAD)

1-2 Bedrooms, 2 bathrooms

Primary bedroom - 17x23

Bedroom OR Study - 9x10

Living room with wood burning fireplace - 16x24

Dining room - 12x16

Propane gas connections

Wrap around porch

Central AC

Roof is metal and composition

Cabin #2

616 SF (per SJC CAD)

1 bedroom, 1 full bathroom

Primary bedroom - 10x11

Living room - 11x12

Area for stackable washer / dryer

All electric

Roof is metal and composition

Previous plumbing leak - needs flooring, sheetrock and insulation in areas. Needs appliances.

Cabin #3

900 SF - log cabin

2 Bedroom, 1 full bathroom

Home is occupied

Primary bedroom - 11x11

Bedroom - 10x8

Living room / Kitchen / Dining - 13x18

Covered porch

All electric. Composition roof.

Cabin #4 (Honeymoon)

400 SF - log cabin

1 bedroom, 1 full bathroom, living/kitchen

Bedroom - 10x11

Window unit AC. Composition roof.

Pavilion

Includes fireplace, grill, fridge and sink

Outdoor shower, toilet, sink and storage

Children's play area

Additional Buildings/Features

Metal shop with slab, car lift and fan

Red Utility Barn enclosed on three sides

Storage room on slab

Two car garage on slab with work room

RV parking spot with electric/water hookup

Boat ramp to Indian Creek

Four aerobic/septic systems (main home, pavilion, 2 for cabins)

Nine separate electric meters



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