

FEATURES & PROPERTY UPDATES

14 Mills Ln | Richards, TX 77873

Private 25-Acre Wildlife-Exempt Estate

PROPERTY OVERVIEW

- Approx. **5,200 SF custom home**
 - **7 Bedrooms | 4 Full Bathrooms | Study**
 - Situated on **25 wooded acres with native trees**
 - Fully **renovated** home
 - **NEW HVAC [3], water heater [3], breaker panel, septic system**
 - **Wildlife exemption = low property taxes**
 - **Barn/shop, storage container, chicken coop, sports court**
 - **Non-Realty Items Addendum/Bill of Sale** are available for negotiation on farm equipment and animals
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INTERIOR FEATURES

- **Two Primary Suites** (one up, one down)
 - Downstairs: **2 Bedrooms + 2 Full Baths + Open Study/Den**
 - Upstairs: **5 Bedrooms**, including upstairs primary with **huge walk-in closet**
 - Large **walk-in closets** throughout
 - Custom **floating shelves and cabinetry**
 - **Wood beams and wood accents** throughout made from **mushroom board** (naturally pest-resistant)
 - **Antique doors** in many rooms
 - Imported doors from **Virginia** throughout
 - **Historic dupont arched door upstairs from James Madison's house**
 - New laminate flooring upstairs
 - **Dimming lights** in most rooms
 - Bedroom overlooking sports court features **mushroom board wood doors**
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SYSTEMS & INFRASTRUCTURE

- **3 New HVAC Systems**
 - **3 New Water Heaters**
 - **Generator capable of running house + well pump**
 - **Whole-home water system with Reverse Osmosis**
 - **Fiber optic internet available**
 - **Automatic space heater in well house**
 - **New breaker panel**
 - **New aerobic septic system**
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EXTERIOR FEATURES

- **Fresh exterior paint – modern white home with black trim and black gutters**
 - **Black trimmed windows**
 - **Custom exterior pathway with rock, crushed granite and tile**
 - **Solar lighting along fence near home**
 - **Basketball / sports court with tree-mounted lighting**
 - **Cross-fenced pastures with multiple gates**
 - **Chicken coop**
 - Metal roof
 - Storage space
 - Hooks allowing coop to be moved with detachable run
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LAND & OUTBUILDINGS

- **25 acres of heavily wooded land | 5 acres cleared**
- **50yd shooting range**
- **Wildlife exemption for reduced taxes**
- **2000 SF barn / shop**
 - Additional parking
 - Workshop
 - Gym
 - Built-in shelving, storage
- **Storage container with metal overhang for added covered storage**
- **Cross-fenced pasture areas**

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LOCATION BENEFITS

- **5 minutes to Sam Houston National Forest**
- **20 minutes to Huntsville**
- **25 minutes to Montgomery**
- **40 minutes to Conroe**
- **50 minutes to The Woodlands**
- **Quiet, private acreage while remaining convenient to major amenities**

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- ✓ **Ideal for multi-generational living**
 - ✓ **Perfect for horses, livestock, or recreational use**
 - ✓ **Unique architectural character with historic elements**