

16120 BROWN RD. WALLER TEXAS 77484

PROPERTY FEATURES

Outstanding Turn-Key Ranch Home with Dual Living Spaces

1.775 Unrestricted Acres | Waller County, Texas

MLS# 63148852

PROPERTY HIGHLIGHTS

 **Main Home 3BR/3BTH 2692sf**

 **1.77 acres Unrestricted,**

 **Fully Fenced, 2 Gated Entrances**

 **Cummins Home Generator**

 **Apartment 1BR/1BTH 620sf**

 **Dual Living Spaces**

 **24 x 24 Carport + Other Parking**

 **Water Filtration System**

MAIN HOME

- Grand Foyer Entry
- 20x16 Den/Gameroom
- 21x17 Family Room
- 15x11 Dining Room
- Wood Burning Stove
- Handscraped Wood Flooring
- Custom Cedar Accents/Built-Ins
- Central AC/Heating
- 2 XL Pochfans

PRIMARY SUITE

- 21x15 Primary Bedroom
- Two Showers, One Tub
- Private Toilet Room
- Double Separate Vanities
- Wrap-Around Closet

KITCHEN

- Granite Countertops
- Copper Sink
- Reverse Osmosis
- Elevated Dishwasher
- Entertainment Island w/storage
- Walk-In Pantry
- Alarm System

GUEST HOME

- 1BR/1BTH Private Apartment
- Digital Keypad Door + Back Door
- Living Room/Dining
- Full Kitchen, Full Bathroom
- Walk-In Closet
- Utility Room Washer/Dryer Hookups
- Central AC & Heat

OUTDOORS

- Covered Wrap-Around Porch
- Exterior Surround Lighting
- Detached 40x25 Metal 3-sided Barn
- Extended Rear Patio
- 8x12 Well Shed

OTHER UPGRADES

- Roof 2 years
- Well 2 years
- Window World windows 2025
- Omnipure Filtration 2 years