

## **Features of 111 Eagle Run Rd, New Waverly, TX**

Located in Deer Forest Subdivision  
On 1 Acre with wooded buffer on back part of property  
Underground utilities in neighborhood  
Located in New Waverly ISD  
No MUD TAXES

### **Modern Farmhouse built by Superior Homes in 2024**

Board & batten siding, Black frame windows  
3 Covered porches - Back porches pre-wired for outdoor speakers, gas pipe for connecting gas grill  
Whole House Generator  
2 AC Units, each with dehumidifier  
Gutters & yard drains, outdoor floodlights  
Buried propane tank  
Tankless water heater  
Plumbed for water softener and reverse osmosis

Total of 3,319 sqft –  
4 bedroom, 3.5 bath + Bonus Living Area with Kitchenette  
All under one roof; additional area could be used as Guest House

### **Interior Features:**

Cathedral ceiling in living rooms with wood trimmed vaulted windows  
Commercial grade vinyl plank flooring, floor plug  
Electric fireplaces  
Wooden mantel with electrical and ethernet plugs just above mantel  
Kitchen open to living area with breakfast bar and separate dining area  
Quartz counter tops  
Blanco granite sink  
5 burner gas cook-top  
Electric wall oven and microwave  
Soft close cabinets & drawers  
Huge walk-in pantry with custom built ins  
Refrigerator stays  
Primary Suite features  
Dual vanities, tiled shower, handicap width doors  
Large walk-in closet with room for desk area  
Hall linen closets  
Large closets in secondary bedrooms  
Garage - finished and painted sheetrock and recessed lighting

### **Separate entrance to BONUS Area:**

Kitchenette with island dining and open to living area  
Second Laundry area with cabinets  
Large additional primary bedroom, primary bath with ADA compliant shower and large walk-in closet  
Flex study/den or bedroom