

1218 Forest Oaks Drive **Altair, Texas 77412**

Set by canopies of sprawling mature live oaks in a truly park like setting, this exceptional +/-39.03 acre property offers the perfect blend of refined country living and versatility. Thoughtfully improved over the past 5 years, this beautifully remodeled +/-2,959 sq. ft. custom main residence offers 4 spacious bedrooms and 2.5 baths, combining timeless charm with modern finishes. Highlights include a welcoming porte-cochere entrance, spacious living and dining areas, an updated kitchen with granite countertops and recent appliances. The primary suite is a true retreat, complete with a spa inspired wet room in the primary bath and an oversized closet, while guest bedrooms offer generous space and comfort. Luxury vinyl plank flooring throughout, extra tall interior doors, lots of windows, high ceilings, a slate styled metal roof and a 2 car attached garage with added storage further enhance this home.

A separate, fully remodeled 1,020 sq. ft. guest apartment (updated in 2020) provides excellent accommodation for guests or rental potential, offering 2 bedrooms, 1 bath and an open living, kitchen and dining area with wood-like ceramic tile flooring.

The land itself is equally impressive with a fantastic large pond, sprawling live oaks, an ag-exemption already in place, perimeter and cross fencing, high fenced pen & road frontage on two sides. Metal workshop with updated electrical and durable metal provide ample storage and functionality for equipment or hobbies. Best of all, this property is not part of the Forest Oaks subdivision, allowing for **no restrictions** and endless possibilities. A rare offering combining comfort, privacy and flexibility in a picturesque rural setting.

See Detailed List on next page.

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Property Highlights

- Remodeled Main Home: +/-2959 Sq. Ft., Custom Home, 4 Bedroom & 2.5 Baths (Built 1987 – Remodeled over past 5 years)
- Remodeled Guest Home: +/-1,020 Sq. Ft., 2 Bedroom, 1 Bathrooms (Built 1984 - Remodeled 2020)
- Acreage: +/-39.03 Acres with Sprawling Mature Live Oaks & Open Pasture
- Metal Workshop for Storage with New Electrical & Metal
- Iron Gate, Ag-Exempt, Perimeter & Cross Fence, High Fenced Pen, Road Frontage on 2 Sides, Large Pond (Small Part Shared with Neighbor) & NO RESTRICTIONS!

Main Home Features

- +/- 2959 Sq. Ft. (Per CCAD) – 4 Spacious Bedrooms & 2.5 Baths
- Built 1987 and Remodeled 2021-2026
- Porte-Cochere at Front Door
- Spacious Living Room, Formal Dining and Informal Dining Areas
- Remodeled Kitchen with Granite Countertops, Recent Appliances
- Spacious Primary Bedroom and Bath with Wet-Room & Ginormous Closet
- Spacious Guest Bedrooms & Bath
- Extra Tall Interior Doors
- Luxury Vinyl Plank Flooring Throughout
- 2 Car Attached Garage with Additional Storage
- Paved Rear Patio & Walkways
- Slate Like Metal Roof – Approx. 17 Years Old
- Water Well, Septic System, HVAC & Propane
- Window Units Installed for Extra Cooling if Desired
- EXCLUSION – CURTAINS IN MAIN HOME

Guest Apartment

- +/- 1020 Sq. Ft. (Per CCAD), 2 Bedrooms, 1 bathroom
- Living Room, Kitchen, Dining Area
- Wood-Like Ceramic Tile Flooring
- Composition Roof
- Water Serviced from Main Home Water Well
- Separate Septic System but Location Unknown
- Window Unit

All information is deemed accurate but should be independently verified.