

Features and Amenities List for

306 County Road 3997, Cleveland, TX 77328

-There is an approximately 525 sq ft addition under the porte-cochere that has 3 separate climate controlled rooms (mini splits in each room). The first is a storage room w/epoxy flooring. The second is a larger storage room with 2 doors and epoxy flooring. The third is the utility room and it has a tankless water heater for the sink. The addition is attached by a small breezeway to the house.

-There are 2 HVAC units and one is approximately a 5 ton and the other is approximately a 3 ton. They are around 7.5 years old. The ductwork in the home was redone in 2026.

-The water well was redone in 2017 and is located in the workshop.

-The workshop is 40'x60' and features electric, plumbed for water, built-in workbench, 2- 10'x10' roll up doors and one regular exterior door. The tractor could be negotiable since the property is almost 10 acres.

-Pond is approximately 2.5 acres.

-Conventional septic system was pumped out at the end of 2025.

-There are 2 (500 gallon) owned propane tanks that are around 80% full each. Since the tanks are owned, you can get propane from any company.

-In major heavy storms, water will sit in areas of the property but drain pretty quick. The home is in the 100 year flood plain, but the home has never flooded. The county did some drainage work on that street after all the big storms in 2017 and the sellers said it has really helped. The sellers only pay \$1300/year for flood insurance and we recommend talking to their current insurance agent as they somehow "removed the home" from having a much larger insurance premium because it has never flooded even though some of the land has.

-The metal roof on the home and addition are newer.

-2014 and after, all the windows in the home were replaced with double pane/low e.

-The old utility room in the home is currently being used as a mud room/dog room. If you wanted to put back in a washer and dryer in there, the connections are behind the decorative wall.

-The washer and dryer in the pavilion half bath can convey with the property if wanted. The ones that are in the addition are excluded.

-2 car attached garage was converted into a home gym and the only things conveying are the overhead custom lights & the mat floor. (gym equipment may be negotiable).

-There is a 40KW generator that will operate the house, the pool and the workshop should it be needed. The propane tanks operate the generator.

-The pool/spa was done in 2017 and is chlorine and approximately 30,000 gallons. The pool/spa can be heated and it has water features and a tanning ledge.

-The pavilion was done in 2018 and features 2 rooms that can be locked. One is for all the pool equipment so it's out of the elements. The other is a large ½ bath with washer/dryer connections (these can be negotiated). There is also a window unit in the bathroom to stay cool. This is great so that you don't have to take all your swimsuits and towels into the main utility room! Outdoor surround sound will convey with the sale.

-Close to Hwy 59/69 and once they finish the construction, there will be a cross-over to reach Sylvester Rd/CR 3997 which will be fantastic.

-All cabinetry/built-ins were custom made.

-Wood look plank tile through the majority of the house except for the bedrooms which are carpeted and bathrooms that are tiled.

-2" white faux wood blinds throughout the home.

-There are some gutters around the house and other places.

-There is a fort/play set, trampoline, and sand volleyball court on the property as well.

-Walls/attic in addition and attic areas in the house have spray foam insulation.