

4952 FM 3091 Madisonville TX 77864

### Interior & Construction

- ✓ 4 bedrooms, 2 bathrooms, plus office
- ✓ Custom cabinets throughout
- ✓ Interior wood doors
- ✓ Insulated interior walls
- ✓ PEX plumbing
- ✓ Cozy fireplace
- ✓ Existing security system

### Energy & Utility Features:

- ✓ TechShield roof decking/energy barrier
- ✓ Gas on-demand tankless water heater
- ✓ Internet tower

### Exterior & Land:

- ✓ Approximately 8.7 +/- fenced acres
- ✓ Rectangular tract layout
- ✓ Usable pasture area
- ✓ Covered front porch
- ✓ Two covered back porches
- ✓ Mature trees
- ✓ Suitable for horses, 4/H projects, gardening, and outdoor recreation

### Location: approximately

- ✓ Huntsville ~ 30 minutes
- ✓ College Station ~ 45 minutes
- ✓ Crockett ~ 45 minutes
- ✓ Houston ~ 2 hours
- ✓ Dallas ~ 2.5 hours



\*All information is reliable but should be independently verified