

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
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