

Land/Home/Shop
12030 County Line Rd.
Wallis, Texas

Land:

- 13.52 acres, 12.52 acres currently under Ag exemption
- Gated entry for security—2 gate solar operating system
- 680' gravel road leading to large concrete driveway connecting Home & Shop
- Large well-maintained front & back yards, ample room for pool, cabana, and/or ADU

Garage:

- 1070 sq ft garage with workbench and cabinetry, two 10W x 9'H garage doors, epoxy sealed finished floor, sink with hot/cold water, 2 water heaters (gas or electric), water softener system and well water pressure tank inside garage, whole house water filter, pump for hot water recirculation system for instant hot water throughout
- Second floor attic storage, potential for additional living space

Shop:

- 50' x 80' Whirlwind Steel shop, 50' x 60' enclosed and insulated, 50' x 20' open bay with epoxy sealed finished floor, multiple 110v electrical plugs, one 35wt and one 50 wt
- 2 large roll-up doors, 16'W x 14'H to allow for RV storage
- 1 roll-up door 16'W x 8'H to allow for private gun range
- ½ bath and workbench with cabinetry
- TV antenna for Houston broadcast channels
- Steel shelving included
- NEGOTIABLE—
 - 38 HP Mahindra Tractor & implements
 - 24 HP Mahindra Mower with 3-point hitch & PTO

Home:

- Custom built spacious 2590 sq ft 2-bedroom, 2 bath, 2 office open concept floor plan
- Built in 2018
- Original owner, well-maintained, no children, no pets, no smokers

- Framed with 2" x 6" exterior walls, Hardie Plank siding
- Living Room has vaulted ceiling with beams
- Wood-look tile throughout
- Kitchen has quartz countertops, custom cabinetry, and actual Old Chicago brick backsplash, 6-burner dual fuel KitchenAid gas stove with electric oven, pendant lights over large island with seating, storage, & bar sink, over and under counter lighting
- Oversized pantry with adjustable shelving, dedicated electrical outlet for upright freezer, and custom closet storage space
- Large laundry room with built in sewing/craft table and cabinetry, sink with hot & cold water, floor drain, electric & propane gas hook ups
- Additional overflow storage closet with shelving off of the laundry room
- Separate A/V closet for security cameras, internet & satellite tv
- Two separate home offices
- Primary bedroom has vaulted ceiling with beams, ensuite primary bath, large walk-in closet with shelving, large home safe, and security camera video
- Primary bath has his/her separate vanities plus her make-up vanity, free-standing slipper tub, dedicated 110v power source for future walk-in tub, large shower with bench and 2 shower heads, linen cabinet
- Guest bedroom has vaulted ceiling with beams, walk-in closet, ensuite guest bath with shower & linen cabinet
- Plantation shutters throughout the home
- 458 sq ft screened in front porch with ceiling fans
- 290 sq. ft. screened in back porch with ceiling fan, vaulted ceiling with beams, gas fireplace and tv hook up
- Outdoor kitchen with gas grill, sink and cabinetry, granite countertop
- Generac 22KW generator, 2 transfer switches with whole house surge protectors, transferrable warranty through 8/12/2028
- 500 gallon buried propane tank with internet volume monitor
- Water well
- 3 sprinkler septic system maintained by Hurt's Septic
- Security cameras and outdoor flood lights
- Driveway alert system
- Weather station