

*Presenting
1054 Indian Circle
Altair, TX 77412*

Room to Breathe, Space to Grow and a Beautiful Place to Call Home!

If you have been dreaming of a little more breathing room, beautiful live oak trees and a place where you can enjoy the peace of the country without feeling far removed from everyday conveniences, this inviting property deserves a closer look. Set on 4.683 acres in the established Forest Oaks development, this spacious +/- 2,422 square foot, 2009 built home offers 5 bedrooms, 2 ½ bathrooms and a versatile country setting with room for friends, hobbies, equipment and outdoor enjoyment while not giving up access to amenities.

After entering through the automatic driveway gate with keypad, you will be greeted by the light and bright home featuring a spacious living room with cozy gas fireplace, a separate dining area off the nicely equipped island kitchen with a breakfast bar for six, plus lots of counter space and recently replaced appliances. The primary suite with its high ceilings and a beautifully renovated 2023 bathroom offers granite double vanities, a modern soaking tub, a walk-in shower with dual shower heads and a built-in seat. Enjoy the lovely Engineered wood floors throughout except for the Bathrooms, dining area, kitchen and Laundry Room which are tile. Numerous improvements have been completed over the years to include the majors being roof, HVAC and flooring allowing the next owner to enjoy the benefits of a home that has received considerable attention and care. Enjoy the outdoors from the oversized back covered patio with porcelain tile flooring. This is an inviting space for entertaining, relaxing and watching the sunsets beneath the trees.

Exceptional versatility here with a 40' x 30' drive through metal workshop featuring keypad entry for the automatic overhead doors, a 30' x 15' overhang, plus a separate 20' x 10' livestock building ideal for FFA projects, hobbies or storage. Additional features include hog fencing, underground electrical service, a private water well and septic system, whole home water filtration, water risers throughout the acreage and a wet weather creek on back boundary.

SEE LIST OF DETAILS AND UPDATES ON THE NEXT PAGE!

Enjoy the peaceful atmosphere of country living that's within reach of the fun and friendly attractions at Splashway Waterpark in Sheridan and great easy access for commuting to nearby cities, this property offers an appealing balance of privacy, space, recreation and convenience. With its beautiful setting, spacious accommodations, great outbuildings, outdoor entertaining area and extensive list of improvements, 1054 Indian Circle offers an opportunity to enjoy a relaxed country lifestyle with room for the things that matter most!

Floodplain Disclosure: Located within the 100 year floodplain. The sellers report that the home did not come close to flooding during Hurricane Harvey or the Tax Day flood. An Elevation Certificate is on file.

All information is deemed accurate but should be independently verified.

Features, Improvements & Amenities

The Land

- 4.683 acres in the Forest Oaks development with beautiful mature live oak trees
- Crasco Creek along the rear of the property
- Hog fencing, underground electrical service and 1 ½-inch water risers throughout the acreage for convenient watering
- Private 4 ½ inch water well, approximately 280' deep with pump set at 160'
- Conventional private septic system, last pumped +/- May 2026
- Starlink and RTA internet services

The Home

- +/- 2,422 square feet (per CCAD) of living space with 5 bedrooms and 2 ½ baths
- Comfortable Living room with gas fireplace
- Separate dining area off kitchen
- Large island kitchen with lots of counter space & a breakfast bar for 6, gas range, built-in microwave and a 2026 dishwasher
- Laundry room with gas/electric dryer connections, extractor fan & freezer space
- Spacious primary bedroom with high ceilings
- Primary bathroom renovated in 2023 with Granite & double sinks, vanity area, modern soaking tub and separate shower with dual showerheads and seat
- Four additional spacious bedrooms offering flexibility
- Second full bathroom updated with granite countertop, single sink and shower
- Half bath commode replaced in 2023
- Tile flooring in kitchen, bathrooms, dining area and laundry room
- Engineered wood floors in living room, hallways and bedrooms
- Double pane windows
- ADA compliant doorways
- Home wired for surround sound
- Security alarm system
- Starlink and RTA internet services

Outdoor Living & Outbuildings

- Expansive covered patio with porcelain tile flooring, completed in late 2013
- Additional concrete walkways installed in 2013
- 40' x 30' drive-through metal workshop with 30' x 15' workshop overhang
- Separate 20' x 10' livestock building for FFA projects, livestock or storage

Recent Updates & Improvements

- Primary Bathroom renovated in 2023
- Water heater replaced in 2023
- HVAC system and furnace replaced in 2024
- Partial Interior paint completed in 2026
- Dishwasher replaced 2026
- All ceiling fans replaced
- Roof replaced in 2015 with 30-year shingles and radiant barrier decking (per seller)
- Whole home water filtration system

Items Potentially Available

- Washer/Dryer (4 months old), Kitchen Fridge & Workshop fridge - negotiable

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