Information About This Property

485 County Road 154, Georgetown, Texas 78626

This property consists of 10.2 acres of land and .5 acre with the house for a total of 10.52 acres.

The 10.2 acres is currently in Agricultural Exemption status.

There is one fig tree and two pomegranate trees as well as one pear tree. There is a total of 11 large trees on the half acre with the house.

There is currently Jonah Water on the property. There is also a well but it needs to have a new pump installed and it will be usable. There is a concrete area used for a basketball court but it could be used as a patio as well.

The property is completely fenced and cross fenced several times. There are three pastures that are fenced and gated. This is used to rotate animals and control grazing. There is a corral and a pen. The barn has 3 stalls and 1 long run. There is a concreted area in the barn for the goats. Again, this is perfect for horses or 4H and FFA projects or just pet livestock.

**Updates**

All new carpet installed through out the house in 2019.

Replaced the water heater in 2019.

Installed new electrical wiring panel box and wire on side of home in 2018.

Replaced all HVAC duct work in attic in 2018.

Replaced both tubs and toilets in 2015.

Replaced all flooring in 2013.

There is a storage building with electricity.

The barn has three horse stalls and one of them has a concrete floor.

The barn has water and electricity.

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There is also a concrete, with steel pipe wash rack outside for the horse/livestock.

There are multiple places on the property that have watering capabilities, making this a great place for horses or other livestock.

The backyard, side yard and front yard are all completely fenced in for dogs to run. Dogs cannot get out or in.

The front fence was updated last year with the small metal panels which keep in or out all dogs. An inset gate was also added last year in 2021.

The septic was pumped in 2019 and a new septic riser lid was installed. (Receipt is in white folder on kitchen island.)

Unstopped Sewer Line on 6-20-2020. . (Receipt is in white folder on kitchen island.)

Replaced 12’ of Inlet Line and installed 2 way cleanout next to house on

 6-29-2020. . (Receipt is in white folder on kitchen island.)

The house has 4 large bedrooms with each room having great views. There are two full baths with each having a shower/tub combo and one vanity sink in each.

The very large mud/utility/laundry room/pantry has lots of room for washer/dryer/freezer, lots of storage, pantry shelves and water heater.

There is a wood lined skylight in the kitchen above the island that lets in lots of natural light. This house has good amount of natural light.

The free-standing propane fireplace does convey with the property.

All light fixtures have been replaced over the last few years.

The property is in the Georgetown School District.

Agents, please enter through the front door and show the house before you tour the property. Please either take your shoes off or put the provided booties over your shoes and ask your clients to do the same.

\*\* All children must be always accompanied by adults! \*\*

Feel free to call me with any questions.

Debbie Stewart

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