

10 Elmina Rd, Huntsville, Tx – Feature List

- 29.09 acres
- 1 acre pond with aerator
- Paved asphalt road to house (1/4 mile)
- House 3,550 sq. ft. – view from every room
 - o Built 2009
 - o 1st floor 2746 sq. ft.
 - o 2nd floor 804 sq. ft with game room, bedroom, full bath
 - 2 separate doors to walk-in attic
 - o 3 car garage plus Bonus Room
 - Bonus Room
 - Full bath
 - Mini split AC
 - Insulated
 - 2 RV electric hookups @ garage
 - o Covered walkway
 - o Ceiling fans
 - o Storm doors front and back
 - o Large utility room
 - o Front porch
 - o Back patio
- Air Conditioning
 - o 5 ton downstairs
 - o 2 ½ ton upstairs
 - o 3 zones downstairs
 - o 1 zone upstairs
- Gas Heat - propane
- Roof – 2 years old
 - o Radiant barrier
- Double pane windows
- 2 Tankless water heaters
 - o One for house and one for Bonus room
- Water softener
- Whole house filtration system
- Aerobic Septic System
- Sprinkler system
- Electric plugs under eaves of house for Christmas lights
 - o On/off switch in house in coat closet
- Barn – Insulated – water - electricity
 - o 40' Wide – 50' Deep
 - o 25' Covered on both sides
 - o Cattle corral
- Workshop – insulated
- Little garage for lawnmower, etc.
- Well house
- Outside lighting on posts:
 - o In front of house (north) in small pasture
 - o West side of house in pasture

- At pond
- Barn – front and back
- Cellular security camera at entrance gate and 2 Google nest cameras at house

- NOTES FOR AGENTS:

- Negotiable appliances
 - Whirlpool refrigerator in kitchen – 3 years old
 - Deep freezer in garage
- Negotiable farm equipment
 - Kubota tractor – 4WD - Cab – AC
 - Accessories
 - Bucket
 - Brush Hog
 - Bale spears
 - Harrow