

5693 FM 2313 UPDATES:

2024:

New Water Heater

Master Bath updates/remodeled

Jack & Jill Bath updates

Complete Kitchen Remodel

New Flooring throughout entire house

New Well pump under windmill

Bottom Gate new control box

2023:

Mini-Split added to Garage

2022:

Complete Pool remodel and equipment

Air Conditioner condenser /Heat Exchanger

Backyard metal fence

Backyard Turf

All windows were replaced

5693 FM 2313 Dimensions:

House Living- 3441.83 sq ft

Front Covered porch- 439.65 sq ft

Back Covered porch- 575.10 sq ft

Gazebo- 117 sq ft

Breezeway- 100.8 sq ft

2 Car carport- 666.90 sq ft

1 Car Garage heated/cooled- 405 sq ft

Detached carport- 481 sq ft

Storage building- 192 sq ft

Rv/Equipment Storage- 1632 sq ft

Workshop- 1632.16 sq ft

Workshop covered area/ awning- 1780.44 sq ft

FEATURES:

- Private Gated Entrance
- 20.85 Acres
- Fully fenced
- Ag Exemption
- 2 Stock tanks
- 3441.83 Living Sq ft
- 3 Bedroom / 3 Bath

- Split floor plan
- Whole house speaker system
- Large -Recently remodeled kitchen
- Walkin Pantry
- Freezer/Fridge Built in
- Warming Tray
- Metal Roof
- Thermal Windows
- Large Open Kitchen
- Granite countertops throughout
- Wood burning fireplace in Livingroom
- Large Master with a Flex Room/Office/Workout room
- Large Master bath/ walk-in closet with Gun Safe
- Game room with wet bar
- Outdoor Living w/ built in BBQ Grill
- Salt water Gunite pool- pebble tech
- Rubber non-slip pool deck
- Stain and stamped concrete patio
- Turf backyard
- Sprinkler system
- Spa Hot tub with Pergola
- Pecan Trees/ Oak Trees/ Cedar
- Apple Fruit tree
- Chicken-Coop

- Detached garage with Minisplit for heating and cooling
- 2 car carport
- 40X40 Shop with Lean-tos/porches
110 and 220 electric
- 80X20 RV Storage with 220 electric
- Water well on property

Items to Convey:

- Washer/ Dryer set
- Backyard Firepit and 2 metal chairs
- Spa
- Gun safe in Closet
- Rectangle Table / chairs and umbrella
- 6 High Top Chairs at outside bar
- String Lights