



COMPASS

Property Features Overview

Size: 4.1 Acres

Approx. 3 acres of the 4.1 acres are surrounded by a hand-stacked old stone wall.

The additional acreage to the north has been left undeveloped; there are hill views, many mature trees, and a wet weather creek with room to add more units.

Features:

Private Owner Residence in rear of property with automatic gate and privacy fenced yard.

- (5) Income Producing Rental Units (Could add the Private Residence as a 6th Unit)
- (1) RV Rental Site with Full Hook-ups
- (5) Electric Service Meters
- (2) Water Wells
- (2) Septic Systems
- Spectrum Fiber-Optics Internet throughout the developed property
- Main Entry Gate—double metal farm gates that can be opened for large equipment
- Additional Second Metal Entry Gate by mailbox
- Community Mailbox at 2nd Entry Gate
- Complete green belt behind property (North) with no visible houses
- Numerous Mature Live Oaks and Red Oaks plus other mature trees such as Escarpment Cherry, Elm, Crepe Myrtle, Cedar and more
- Perennial and Native Landscaping throughout property
- Caliche roads throughout property recently redone (2023)
- Located on a Cul-de-Sac so the property is quiet with very little thru traffic
- Many beautiful birds, bees, butterflies and dragonflies contribute to the natural habitat
- Dark Sky Compliant – gorgeous, starry skies add to a very tranquil and peaceful feeling

Stacy Bass, Broker GRI TRLP SRS LUX | Stacy.Bass@Compass.com | 512.413.7893

COMPASS

Additional Buildings & More

See Property Layout Map – Color Codes Match Map

(PUB) - PUBLIC UTILITY BUILDING

- Size: ~100 sq. ft. (8'3" X 12'3") Divided into two rooms – separated by interior wall and door
- Renovation Status: Completely renovated interior (2015)
- Foundation: On Blocks
- Roof: Shingle (poor condition)
- Siding: Wood panels with access door to shower plumbing
- Skirting: Metal with access door
- Utilities: Electricity (tied on Lorenzo's meter), Water and Septic (installed 2015)
- Flooring: Linoleum flooring throughout plus interior fresh paint

Interior of the PUB

- Lorenzo's Bathroom - ½ of the building (sink with vanity, shower, toilet plus shelving for storage). Has exterior entrance door
- Laundry Room - ½ of the building is a laundry room for Lorenzo, Unit C and Unit RV.
- Has separate entrance ramp – Wood ramp (refinished in 2025) with metal handrails
- Brand New Washer and Dryer in laundry room (2025)
- Shelves for product storage and folding in laundry area

Additional Features:

- New water heater in 2015
- New exterior trim and exterior completely painted (2025)

WELLHOUSE (FRONT WELL)

- Size: ~90 sq. Ft. (10' X 9' X 7' high)
- Renovation Status: Newly Constructed inside and out in 2025
- Foundation: Concrete Curbing
- Roof: Gabled Metal (roof easily removable for servicing well)
- Siding: Wood Panel Siding

Stacy Bass, Broker GRI TRLP SRS LUX | Stacy.Bass@Compass.com | 512.413.7893



COMPASS

Unit A Rock House

- Excellent Condition
- Size: ~1056 sq. ft. (44' X 24') - split-level with two stairs
- Renovation Status: Completely renovated inside and out (2021)
- Foundation: Pier & Beam under living room, kitchen, bathroom and
- Slab under bedroom and bonus room
- Roof: Metal (½ new standing seam roof installed in 2021 and ½ roof re-screwed)
- Siding: Wood Panels
- Rental Status:
 - \$1450/mo. includes Spectrum basic internet, water, septic and trash
 - One-Year lease expires Oct. 31, 2025
 - Tenant pays separate electricity bill invoiced monthly by owner (Unit A has its own electric meter in owner's name)

INTERIOR FEATURES

- 1 BED/1 BATH
- Rooms: open concept kitchen & living room
- Laundry Room with cabinets
- Master Bedroom w/large closet that includes a large separate attached 'Bonus Room'
- 'Bonus Room' w/closet - could be used as an office, exercise room, art studio or second bedroom. Has a sliding glass door that can be used as a back entrance/exit
- Bathroom has Tub/Shower combo that is custom tiled, toilet, vanity/sink with storage and high window
- Flooring: Luxury vinyl plank flooring throughout
- Appliances:
 - New stainless-steel appliances – stove w/ceramic cooktop, microwave, dishwasher and full-size stackable washer & dryer in laundry room (2024) and garbage disposal
 - Refrigerator is Tenant owned
- Water: R/O water filtration system with sink side dispenser and supplies ice maker
- Heat/Cool: 2 High-end commercial A/C units (heat/cool)
- Complete set of window treatments
- New hot water heater (2021) with upgraded electric anode rod (2024)
- Butcher Block kitchen island with cabinets and electrical outlets (2)
- Plentiful kitchen cabinets
- Ceiling fans (4)

Stacy Bass, Broker GRI TRLP SRS LUX | Stacy.Bass@Compass.com | 512.413.7893

COMPASS



COMPASS

EXTERIOR FEATURES

- Double Carport with galvalume, gable metal roof (2024)
- Storage Shed (10' X 12') completely renovated with new floor, new siding and exterior paint (2021)
- Patio - large front concrete patio covered with metal roof
- Small fire pit area that's excellent for stargazing
- Steps to enter the front door (5 plus landing)
- Additional Sliding Glass entry door in bonus room with small brick covered patio outside and large barn door that can be closed for privacy
- Picnic Table

Stacy Bass, Broker GRI TRLP SRS LUX | Stacy.Bass@Compass.com | 512.413.7893

COMPASS

copy for Stacy (Digitized)

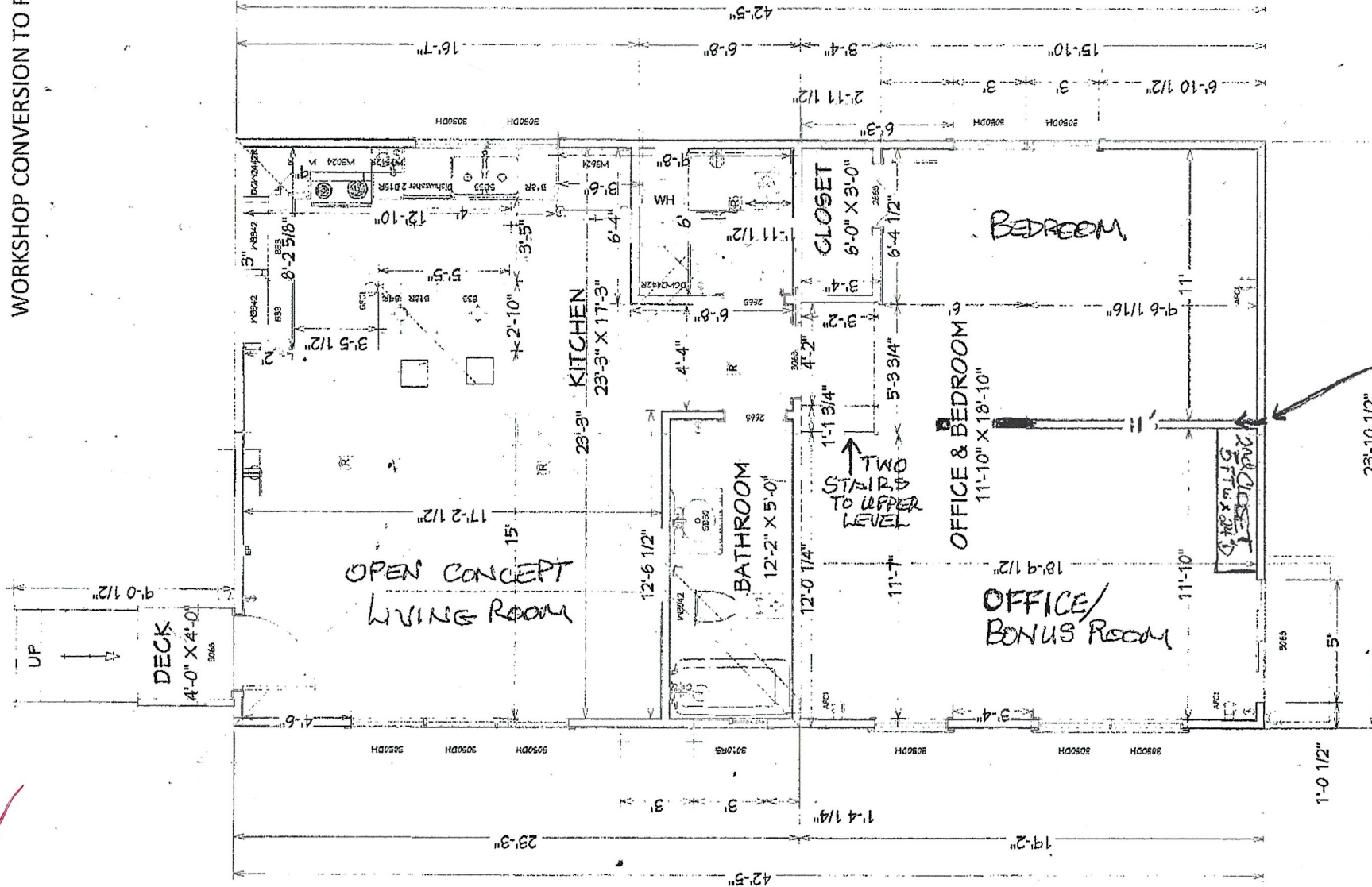
FINAL-LAYOUT REVISION
7-1-2021

UNIT A

Toni & Lee Ann Gallucci

REMODEL

WORKSHOP CONVERSION TO RESIDENCE



ABBY VASEK INTERIORS
design@abbyvasekinteriors.com

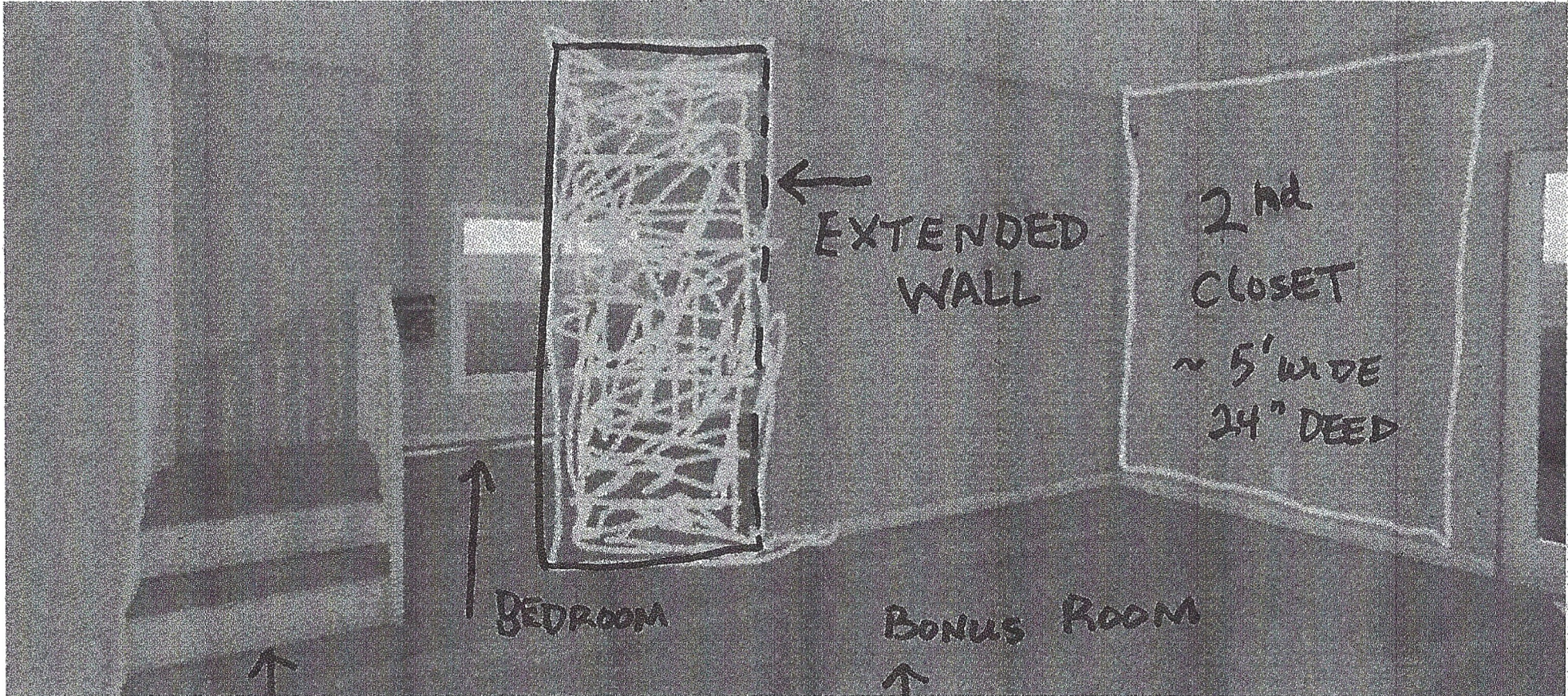
THE WALL DIVIDING THE BEDROOM FROM THE BONUS ROOM WAS EXTENDED FROM 9'6" TO 11'. THE OPENING INTO THE BEDROOM IS APPROX 34" WIDE. IT DOES NOT HAVE A DOOR.



UNIT A
REVISED LOWER LEVEL

Inked03B-stringer on stairwall-edit2b.jpg

7-1-2021



STAIRS TO
KITCHEN, BATH,
LIVING ROOM



UNIT B - CASABLANCA

- Excellent Condition
- Manufactured Home – Champion Homes S/N 130-000-H-A000717A
- ~1000 sq. Feet (18' X 62') not including attached front deck
- Renovation Status: This manufactured home was purchased new in 2023 (2022 model) and custom designed inside and out.
- Foundation: 6" Caliche compacted base with manufactured home anchors/tie-downs. No wheels. Skirting is galvalume metal with two access doors.
- Roof: Gabled Metal
- Siding: Wood Panels
- SKIRTING: Metal Galvalume with 2 access doors
- Rental Status:
 - Rented
 - Rent is \$1650/mo. and includes Spectrum high-speed internet, water, septic, and trash. We charge the tenant \$100/mo. for electricity billed monthly by owner. (electric meter is shared with Unit RV and Unit RB)

INTERIOR FEATURES

- 2 BED/2 BATH
- Rooms: Open concept kitchen, living room and laundry area.
- Ensuite master bedroom with built-in dresser and 2 closets – bathroom has large, tiled shower, double vanity with 2 sinks and toilet with door privacy.
- The 2nd bedroom has a built-in dresser and closet.
- The 2nd bathroom has a shower/tub combo, vanity w/sink and toilet.
- Flooring: Luxury vinyl plank flooring in living room, kitchen, hallway, laundry area and bathrooms. Carpet in both bedrooms.
- Appliances: stainless steel side-by-side refrigerator w/icemaker, Stove (black 4-burner), Dishwasher (black) and garbage disposal.
- Water: R/O water filtration system with sink side dispenser and supplies ice maker
- Heat/Cool: Central air and heat pump
- Additional Interior Features:
 - Bright, light-filled rooms with many windows
 - Kitchen Island with cabinetry and electrical outlets (2)
 - Black farmhouse sink in kitchen with upgraded faucet set, modern countertops and door/drawer pulls (black).

Stacy Bass, Broker GRI TRLP SRS LUX | Stacy.Bass@Compass.com | 512.413.7893





COMPASS

- Shiplap feature wall, built-in entertainment center, open shelving in living room and storage nook
- Complete set of window treatments
- Upgraded hot water heater anode rod (2024)
- Ceiling fans (3)
- Glass front door with enclosed blinds
- Many electrical outlets throughout

EXTERIOR FEATURES

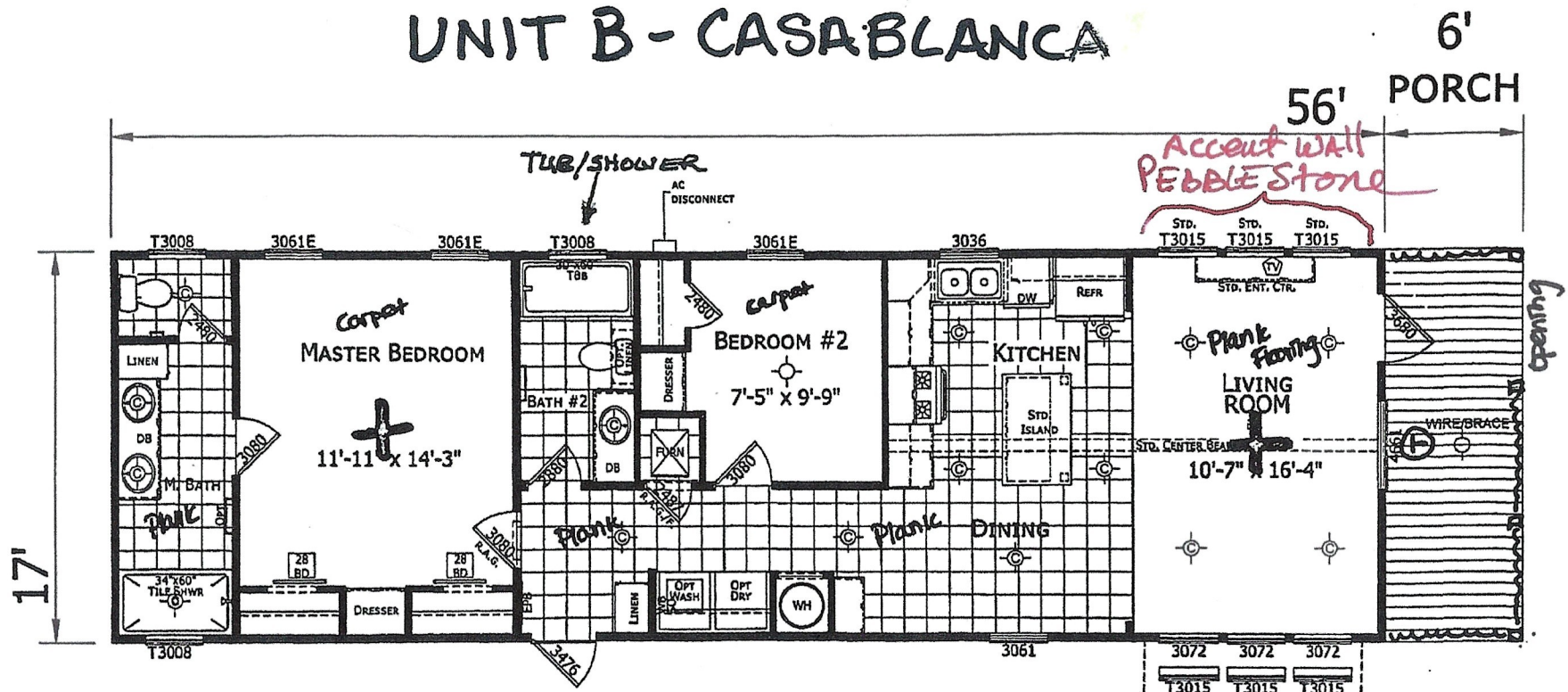
- Carport (single) with Metal Roof
- Storage Room (large enclosed) attached to carport and has built-in shelving.
- Front Deck (covered) with engineered deck boards
- Exterior Water Spigots (2)
- Exterior Electrical Outlets (2)
- Fenced and gated side yard (very large) with shelter
- Additional yard/garden area with wishing well

Stacy Bass, Broker GRI TRLP SRS LUX | Stacy.Bass@Compass.com | 512.413.7893

COMPASS

T's copy

UNIT B - CASABLANCA



P1862A
 2 BEDROOM 2 BATH
 56'-0" x 17'-0"
 952 SQ. FT. TOTAL

Drop Sheath Sheet

| | | | | | |
|---|---|---------------|---|---|-----------------|
| CHAMPION MANUFACTURED BEAUTIFULLY™ <small>606 SOUTH 2ND AVENUE, HUNTSVILLE, TX 77063</small> | Evaluer Than New Braunfels | MODIFICATIONS | PROJECT: 130-P1862A 17'-0" x 62'-0" 2 BD 2 BTH | TITLE: LITERATURE PLAN FILENAME: 130-P1862A-PPP | SHEET: L-101 |
| | <small>PROPRIETARY AND CONFIDENTIAL THESE DRAWINGS AND SPECIFICATIONS ARE ORIGINAL PROPERTY AND CONFIDENTIAL INSTRUMENTS OF CHAMPION COPYRIGHT © 1974-2020 BY CHAMPION</small> | | | | |

T's copy





COMPASS

UNIT C – THE COTTAGE

- Good to Excellent Condition
- Size: ~864 sq. Feet (32' X 27') includes wrap-around screened porch
- Renovation Status: Completely renovated inside and out (2015)
- Foundation: Pier & Beam
- Roof: Metal Roof - ½ of metal roof brand new (2025)
- Siding: wood panels
- Rental Status: \$1150/mo. (includes Spectrum basic internet, water, septic & trash)
- One-Year lease expires Mar. 31, 2026
- Tenant pays separate electricity bill invoiced monthly by owner (Unit C has its own electric meter in owner's name)

INTERIOR FEATURES

- 1 BED/1 BATH
- Rooms: Kitchen, Living Room, Bedroom w/large closet and Bathroom
- Flooring: New luxury vinyl plank flooring in living room, hallway, and bedroom (2025). Tile floor in kitchen and bathroom
- Appliances: New Stainless Steel Refrigerator w/icemaker (2025), Stove with ceramic cooktop (4-burner), Dishwasher (2023) and microwave (2024). No garbage disposal
- Water: R/O water filtration system with sink side dispenser and supplies ice maker
- Heat/Cool: Mitsubishi mini-split units (heat/cool) in living room and bedroom
- Unique, custom relief half-glass front door with tree design
- Complete set of custom window treatments
- Ceiling fans (2)
- Charming, stained pine custom woodwork and high-end doors throughout
- Brick feature wall in bedroom
- Custom tilework in bathroom
- Room for small table in kitchen

EXTERIOR FEATURES

- Screened in, wrap-around porch (rescreened in 2025)
- New backyard Deck (2025)
- Small, north-side Deck

Stacy Bass, Broker GRI TRLP SRS LUX | Stacy.Bass@Compass.com | 512.413.7893

COMPASS



COMPASS

- Fenced yard with two gates off Back Deck
- Stone Patio (front)
- Parking space in front of unit
- Small Shed for storage (Rubbermaid) on cement pavers
- Use of a laundry room next to unit with new washer/dryer (2025) (shared with Lorenzo and Unit RV)
- Beautiful, custom rock walls with two garden areas out front
- Many mature trees
- Picnic table

Stacy Bass, Broker GRI TRLP SRS LUX | Stacy.Bass@Compass.com | 512.413.7893

COMPASS

T's copy

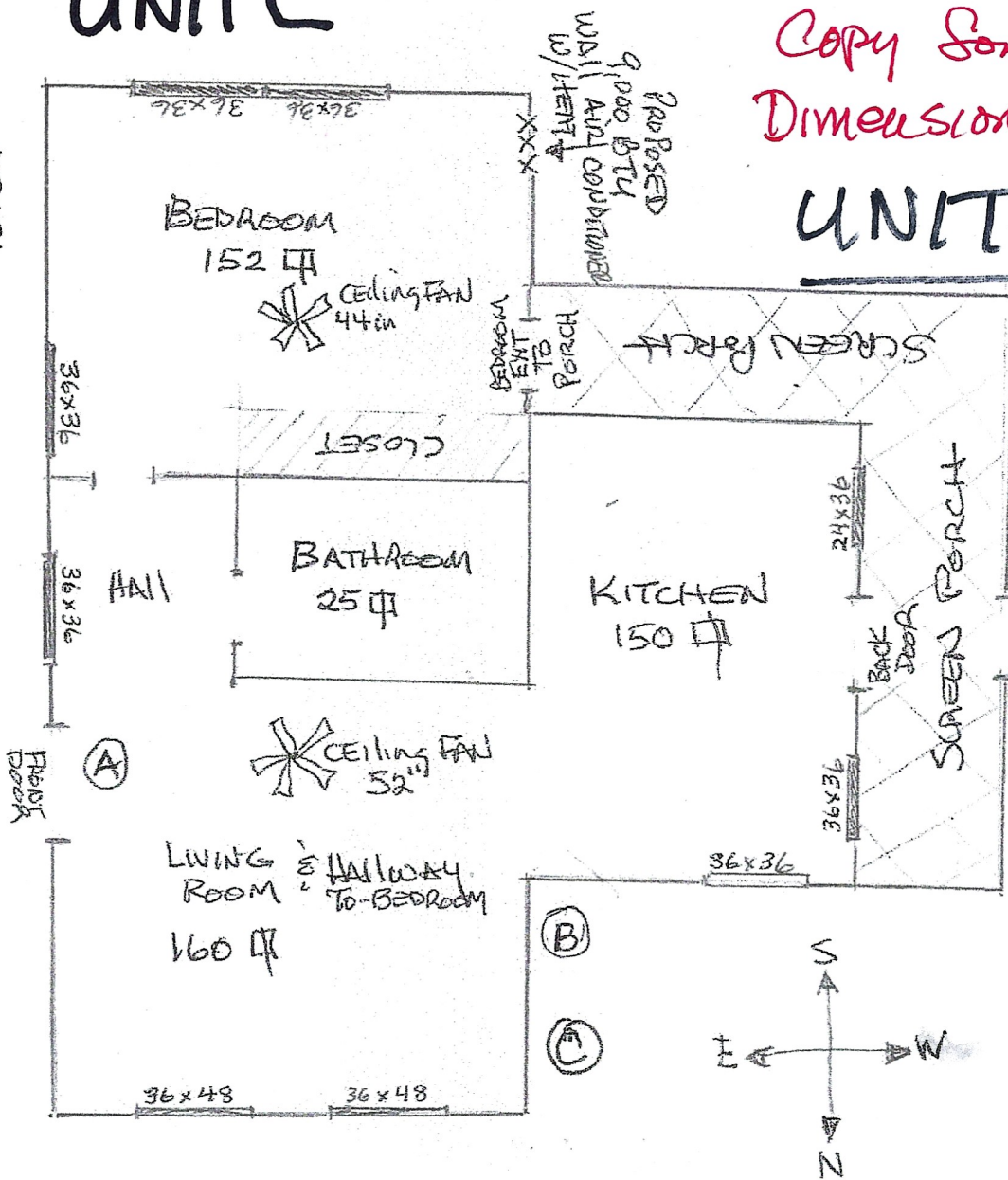
UNIT C

COTTAGE

Copy for
Dimensions Sold

UNIT C

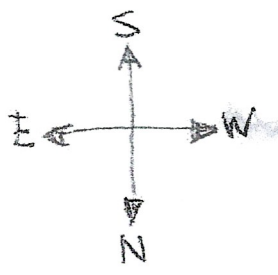
Callucci - Cottage 1 BRDM / 1 BATH
487 sq ft (EXCLUDING-SCREEN PORCH)



(A) = DUCTLESS PROPOSED MINI-SPLIT AIR HANDLER ABOVE FRONT DOOR

(B) = PROPOSED DISCONNECT BOX

(C) = PROPOSED AIR COMPRESSOR - MINI-SPLIT



(REV 2014)



COMPASS

UNIT LORENZO

- LORENZO'S STUDIO APT. + LARGE LOT
- Fair Condition
- Size: ~540 Sq. Ft. (18' X 30')
- Foundation: Pier & Beam
- Roof: Metal Roof (poor condition)
- Siding: Wood Panels
- Flooring: Linoleum
- Rental Status:
- Lorenzo and his nephew are sharing this unit.
- \$525/mo. CASH plus he pays his electricity bill in CASH, billed monthly by owner (Lorenzo's house is on a separate electric meter in owner's name).
- Lorenzo has lived on this property for 35+ years and pays rent faithfully each month. He also helps on the property with emergency plumbing repair, rock wall building, burn pile and any other small building/repair projects we have for him. We pay him separately for his services.

INTERIOR FEATURES

- Rooms: Efficiency (1 large, open room w/sleeping quarters) and small kitchenette includes refrigerator, stove, kitchen sink, countertop, open cabinet and room for a small dinette.
- Exterior Bathroom (with toilet, sink, shower and shelving) is located next to his house in the PUB (Public Utility Building) that also houses a separate laundry room.

EXTERIOR FEATURES

- Recently painted exterior and trim (2024)
- House and Yard are enclosed for privacy
- Parking for two vehicles located in the rear of house
- One storage unit behind his house (metal – poor condition)

Stacy Bass, Broker GRI TRLP SRS LUX | Stacy.Bass@Compass.com | 512.413.7893

COMPASS



COMPASS

UNIT PP - (Private Residence)

- Good to Excellent
- Manufactured Home – Oakwood House Smart
- Built New in 2003
- Size: ~2432 sq. ft. (32' X 76') plus attached Sunroom 322 sq. ft. (14' X 23')
- Foundation: FHA Engineered Permanent Foundation
- Roof: Composite shingled over house (2012), metal roof over attached sunroom
- Siding: Hardi-panel exterior siding and trim
- Skirting: Stone with access doors (3)
- Rental Status:
 - Currently owner occupied but could rent for +-\$2,600 and up

INTERIOR FEATURES

- 3 BED/3.5 BATH
- Split Floor Plan (master on one side of house and additional bedrooms on the other side of house)
- Rooms: Living, Dining (with sliding glass door leading to front deck), Den/Family, Large Eat-in Kitchen, Additional Bonus Room (off master and kitchen) perfect for office, reading or exercise) and Laundry/Utility
- Flooring: Luxury vinyl flooring in all rooms except for two of the bedrooms (these have carpet)
- Appliances: LG Washer and Dryer, Dishwasher, Electric Double Convection Oven with Ceramic Cooktop (5-burner), Microwave, Side-by-Side Refrigerators with Icemakers (2) and Garbage Disposal
- Water: R/O water filtration system with sink side dispenser that supplies ice maker and whole house Water Softener (2021)
- Cool/Heat: Central Air and Heat Pump
- Architecturally interesting design and flow throughout
- Bright, natural light
- Many windows with beautiful views
- Skylights (4)
- Drywall throughout
- Ceiling fans with lights in every room except kitchen
- Wood burning fireplace in den/family room
- Large walk-in closets in every bedroom
- Coat closet
- Storage cabinets in laundry room

Stacy Bass, Broker GRI TRLP SRS LUX | Stacy.Bass@Compass.com | 512.413.7893

COMPASS



COMPASS

- Kitchen island with cabinets
- Kitchen pantry (large walk-in)

ATTACHED SUNROOM INTERIOR FEATURES

- Size: 322 sq. ft. (14' X 23')
- Foundation: pier and beam foundation with concrete footings
- Roof: gabled metal
- Siding: Hardi-panel
- Cool/Heat: Mitsubishi mini-split cool/heat unit
- Wrap-around custom windows give the feeling of being in a tree house
- Custom window at ceiling
- Ceiling fans with lights (2)
- Exterior double glass doors leading to back deck

EXTERIOR FEATURES

- BACK DECK (2020)
- Size: 515 sq. ft. total (covered and uncovered)
- Composition: treated pine with concrete footings, pine handrails and cattle panel siding for easy viewing
- Features: 221 sq. ft (13'9" X 15'8") covered pavilion with gabled metal roof and gutters and a 294 sq. ft. (29'4" X 10') uncovered area
- Treatment: The deck is stained, and the interior ceiling of the pavilion is painted
- Stairs: Attached are 6 large, treated pine stairs with gate and handrail (22.75 sq. ft) that lead into a gated, fenced area
- Spectacular View
- Water spigot (1)
- Electrical outlets (2)
- Exterior Fan (1)
- FRONT DECK (2024)
 - Size: 302 sq. ft. Total (covered and uncovered)

Stacy Bass, Broker GRI TRLP SRS LUX | Stacy.Bass@Compass.com | 512.413.7893

COMPASS



COMPASS

- Composition: treated pine with concrete footings, pine handrails and cattle panel siding for easy viewing; deck skirting is galvalume metal
- Features: 144 sq. ft. (8' X 18') covered, slatted pergola and 168 sq. Ft (12' X 14') uncovered sitting area
- Treatment: The deck and pergola are both stained
- Stairs: Attached are treated pine steps (3) with handrails on south side leading to front stone patio and treated pine steps (5) with handrails on west side leading to front yard
- Remote-controlled fans (3) on deck (Optional to go w/house)
- Additional electrical outlets in pergola and on deck
- Water spigot near for easy watering of plants
- Exterior sconce lighting

FENCES and GATES

- Fenced front yard (South): Completely fenced-in yard (all sides) with 8' X 6' cedar panels and hand-stacked stone wall.
- Farm Gate with Ghost Control Automatic Gate Opener, (solar) with keypad entry, remote controls, Zombie Lock for added security and underground vehicle sensor with auto digital transmitter (2024)
- Extra-large additional farm gate for moving heavy equipment or as alternate route for vehicles (2024)
- Small walk-through gate for entering rest of property without going through main gates (2024)
- Fenced side yard (West): Large side yard accessed from laundry room door (also has doggy door)
- Renovated ramp and stairs from house that lead to west side yard (2024)
- Small chained-link gate that leads to back acre
- Farm gate that leads to front driveway
- Entrance to whole house water softener enclosure (insulated for winter protection) accessible through west yard (2024)
- Access door for under house plumbing
- Fenced Side Yard (East):
 - Additional fenced yard at bottom of back deck stairs
 - Encloses septic system and can also be used as a dog run
 - Has gate that leads to the main front yard

Additional Exterior Features:

- Rainbird automatic sprinkler & drip irrigation system
- Large front stone patio in Oklahoma Stone, includes stone pathway to front door
- Charming custom stone wall with ledge

Stacy Bass, Broker GRI TRLP SRS LUX | Stacy.Bass@Compass.com | 512.413.7893

COMPASS



COMPASS

- Front yard landscaped with perennial native plants and butterfly garden
- Multiple water spigots
- Exterior electrical outlets
- Large concrete area in upper front yard that can be used for a firepit and stargazing
- Completely repainted exterior and installed new trim (2024)
- New exterior house lighting (2024)
- Turnaround driveway with caliche and decomposed granite
- Multiple spots to park vehicles
- Elevated Rock Structure with water and electricity - perfect for a water fountain
- Many, large decorative boulders

ADDITIONAL EXTERIOR BUILDINGS

- Storage Shed: TUFF SHED 8' X 12' X 8'6" High
 - Has 2 tall metal cabinets with shelves, 1 work bench with drawers and cabinet (Optional to go with house)
 - exterior painted in to coordinate with house colors (2024)
- Quaint Original Outhouse:
 - Now with enclosed floor, window and door
 - Can be used for additional storage/garden tools

Stacy Bass, Broker GRI TRLP SRS LUX | Stacy.Bass@Compass.com | 512.413.7893

COMPASS





COMPASS

UNIT RB - RED BARN

- Fair Condition
- Size: ~240 sq. ft. (12' X 20')
- Foundation: **Railroad Ties and concrete blocks**
- Roof: Metal Roof (re-screwed in 2022)
- Siding: Wood Panels
- Flooring: Carpet in main room plus vinyl tile floor in bathroom
- Heat/Cool: Window Unit (cool only)
- Rental Status:
 - Currently occupied by family member – month-to-month rental agreement
 - \$400/mo. - CASH (includes electricity (electric meter is combined with UNIT RV and UNIT B), water, septic and trash)

INTERIOR FEATURES

- Rooms:
 - One Room Efficiency Studio w/Living Room (Bed or Couch area) and Kitchenette w/refrigerator, microwave, sink, small countertop and a few cabinets.
 - Separate Bathroom has new toilet (2023), sink/vanity (2023), custom bathroom tile in shower (2023) and hot water heater
 - Separate, small walk-in closet
- Loft area for storage
- Ceiling fan (1)

EXTERIOR FEATURES

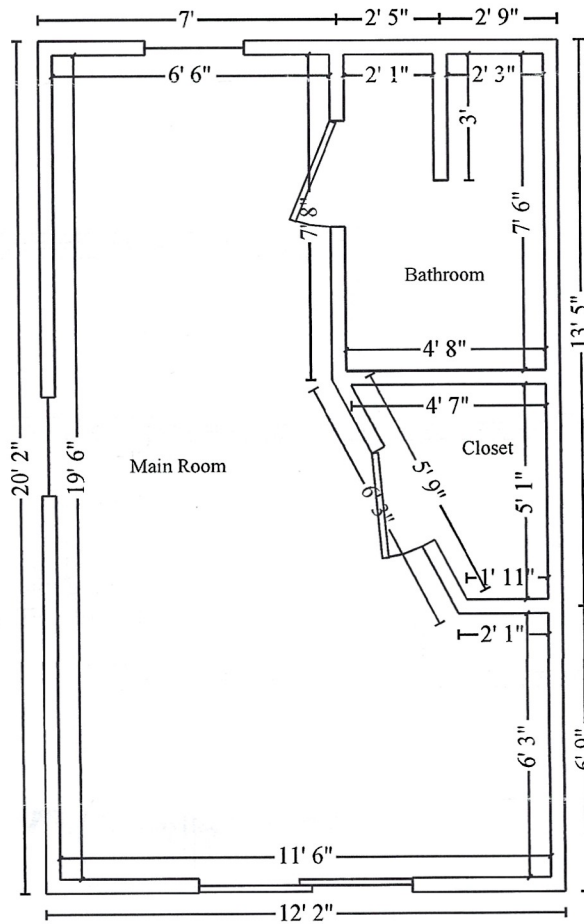
- Parking for 1 vehicle next to unit
- Small side deck
- Sliding glass door with exterior barn doors

Stacy Bass, Broker GRI TRLP SRS LUX | Stacy.Bass@Compass.com | 512.413.7893

COMPASS

UNIT RB (RED BARN)

SKETCH3 - Red Barn Interior



Red Barn Interior



COMPASS

Unit RV – RENTAL*Site Only*

Overview

- **Condition:** Excellent Condition
- **Tenant Status:** Currently Occupied

Property Details

- Site Size: 18' X 34'
- Foundation: Compacted caliche and decomposed crushed granite
- Hookups: Electricity (30/50 amp), Water, and Septic hookups on Oklahoma stone foundation

Site Features

- Parking space for 2 vehicles
- Semi-private fencing
- Small yard area for tenant use (not enclosed)
- Small Deck
- Picnic Table
- Spectrum internet available @ site (tenant required to set up their own account)

Rental Terms

- Agreement: Month-to-Month Rental Agreement
- Monthly Rent: **\$540**
- Includes:
 - Electric
 - Water
 - Septic
 - Trash
 - On Site Laundry Room * **Rent increases to \$600/ Month***

Stacy Bass, Broker GRI TRLP SRS LUX | Stacy.Bass@Compass.com | 512.413.7893

COMPASS