



## List of Features

### **360 Hubbard Dr, Heath, TX 75032**

- The pool is salt water, 5.5 ft deep, and completely resurfaced and all new tile installed in 2023 w/new Jandy heater installed in 2023.
- New roof in 2024, with all exterior trim repainted and cedar throughout the property re-stained.
- Front entrance at Hubbard Dr. is wired for electricity for a gate and/or decorative lighting.
- Front entrance exterior is plumbed for gas fixtures.
- Cement driveway additions made in 2024, cement slab at back open patio added in 2024 w/piers to support a structure.
- Wrought iron fencing around the pool area was installed in 2024, and barbed wire fencing extends throughout the entire rear of the property.
- There are 3 HVAC units, and 1 propane tankless hot water heater.
- Septic system was completely overhauled in 2023; new control box, sprinklers, pump and wiring.
- There are cedar stained beams and decorative stone archways throughout the home.
- Propane tank is leased and services the hot water heater, fireplaces, pool heater, and central heat.
- 8.24 acres out of the total 9.74 acres currently carries an agricultural tax exemption.
- Kitchen renovated and 2 secondary baths updated in 2023.
- Primary bedroom and downstairs guest bedroom updated with hardwood floors installed in 2023.