

COMMERCIAL SELLING FEATURES



PROPERTY ADDRESS:

18232 County Road 127, Pearland Texas 77581

SELLING FEATURES / UPGRADES INCLUDE:

Master Planned Layout

*3200 sf Venue - 40'x80', AC/Heat, ADA Bathrooms

- Interior wood from Carolina Tobacco Barn

- Fully Furnished - Table, chairs, Decorations

- Fully mounted sound systems, speakers on the wall

- New Ice machine, Food warmer, Fridge

- 100% LED Lighting, Ceiling Fans

- Aerobic System (Commercial) will process 4,000 gallons per day

- Four 5 Ton AC systems w/Heat in 3 units

- Parking for ^{max} 65 cars - 28 Asphalt, 3700 grass w/compacted Rock ^{underneath}

- Casual treehouse platform for small weddings or visiting w/guest

* Outdoor Pavilion w/Real stone working fireplace

- 480 SF (20x24)

- LED String Lights (144 Bulbs) (6 strands)

- Fireplace mantel w/ sconces

- Beautiful Floor Beds w/variety of plants

EXCLUSIONS: PLEASE LIST BELOW ANY FIXTURES, IMPROVEMENTS OR ACCESSORIES THAT YOU WISH TO EXCLUDE FROM THE SALE OF THE PROPERTY, IF ANY: (EX: WINDOW AIR CONDITIONING UNITS, APPLIANCES, CURTAINS AND RODS, BLINDS, WINDOW SHADES, SECURITY CAMERAS, TVS, TV MOUNTS, SATELLITE DISHES, SHUTTERS, MIRRORS, WATER SOFTENER SYSTEM, OUTDOOR COOKING EQUIPMENT, ETC.) PLEASE NOTE, ANY DAMAGE CAUSED BY THE REMOVAL OF THESE ITEMS MUST BE REPAIRED PRIOR TO CLOSING. THE FOLLOWING IMPROVEMENTS AND ACCESSORIES WILL BE RETAINED BY SELLER AND MUST BE REMOVED PRIOR TO CLOSING:

* Cottage

- 1100 SF, 2 Bedrooms & 1 Bath w/utility room for washer dryer

- Sleeps 8 persons, 3 Queen beds + sofa bed

- AC w/Heat - 3 window units w/Heat

- upstairs loft area w/ 2 of the queen beds

- beautiful peaceful covered front porch w/ swing & rocking chairs

Seller Initial _____ Seller Initial _____ Agent Initial _____

- Morgan Building (8x16) - good shape w/Electricity & Lighting

↓ OVER ↓

* CADIN

- 360 SF Building - 240 Living Space / 120 of Storage
- 1 Room w/ 1 Full Bath
- Custom wooden Interior
- Window Unit - AC w/ HEAT
- Beautiful Covered Porch

* Owners House

- 2736 SF manufactured Home (New mobile)
- 3 bedrooms / 2.5 Baths
- Spacious Interior, Large master, Large Master Bath, Large walk-in Clo
- Two Living Rooms
- Two Fire places
- High Efficiency AC system, Total LEDs
- Well Insulated Exterior walls AND Roof System
- Covered Front and Back Porchs
- Inground Pool - ~16'x21' - 5' Deep @ Center
- Beautiful Landscaping
- Recent partial interior remodeling - Kitchen Floors, Countertops, Master Bath

* Shop ~ 2300 SF

- Fully wired w/ ^{LED} Lighting, ^{120v} Receptacles and 240 welding Plug
- 8 TONS of AC - (needs work) ONE 3TON / ONE 5TON w/ heat
- 10'x10' Rollup door w/ side window opener
- 7x12' Garage door w/ opener
- Built in Cabinets, work benches, partial mezzanine storage
- Insulated Exterior walls
- Concrete Floors

* Guest Parking

- Middle of circle driveway has 8' of Compacted Base Material w/ grass on top
- West side of circle driveway from front fence to Cottage has compacted Rock

* Water

- one 4.5 well - ~750' deep services entire property

* Sewer

- one Commercial Aerobic System (2014) processes 4000 gallons per day for Venue & CABIN
- one standard Aerobic services owners house & Cottage