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Waller Office: 936.372.9181  
Hempstead Office: 979.826.4133

## 40570 Wildlife Run - List Price: \$1,175,000

Property Type: Residential

[VIEW ON MAP](#)



## Description:

Beautiful custom home on 19 acres in gated community. Wildlife Exemption! Main House offers 3 bedrooms, 2.5 baths, hardwood floors, custom wood cabinets, 2 AC units & oversized garage. The wraparound porch enjoys every view of the property. Engineered foundation with new brick piers under main home. Property is cross-fenced with 2 loafing sheds, barn, private arena & pond. 4,200 SF 5 stall barn includes apartment (approx. 500 SF) 1 bedroom, 1 bath with full kitchen & W/D included. Barn stalls are plumbed for auto water, tack room, hot/cold water wash rack, large hay loft, 2 plugs for living quarter trailers with room to turn around & park. Workshop is 2,000 SF. Irrigation around perimeter of barn, house & garage. Community includes 5 miles of maintained, wooded riding trails along Clear Creek & 2 community lakes for fishing. You won't want to miss out on this awesome property so call today for your private showing!



Acres: 19

List Price: \$1,175,000

City: Hempstead

County: Waller

State: Texas

Zip: 77445



Timothy Phelan

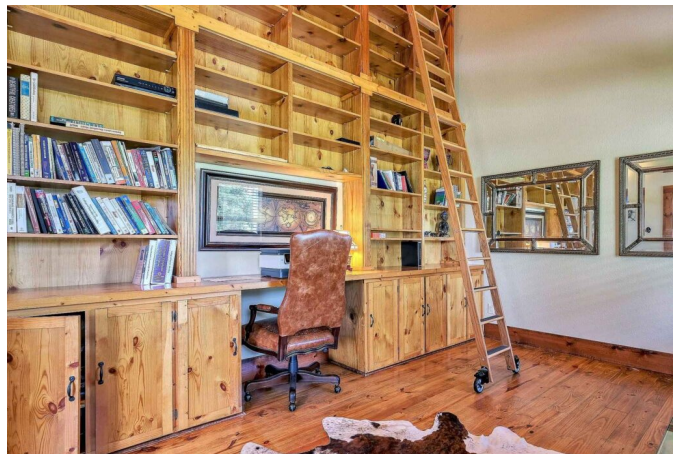
TimothyPhelan

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281-723-9656

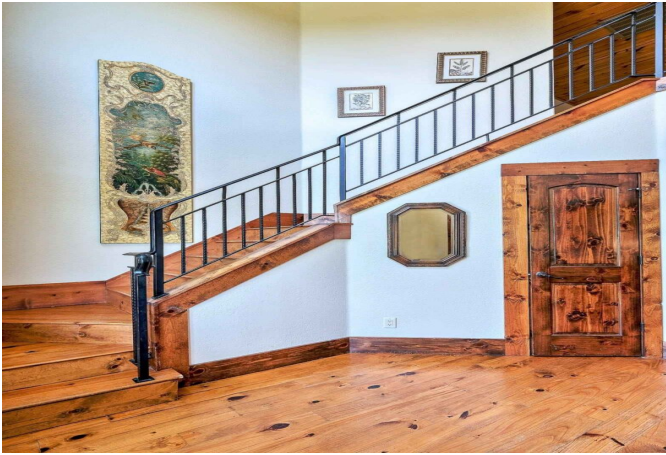








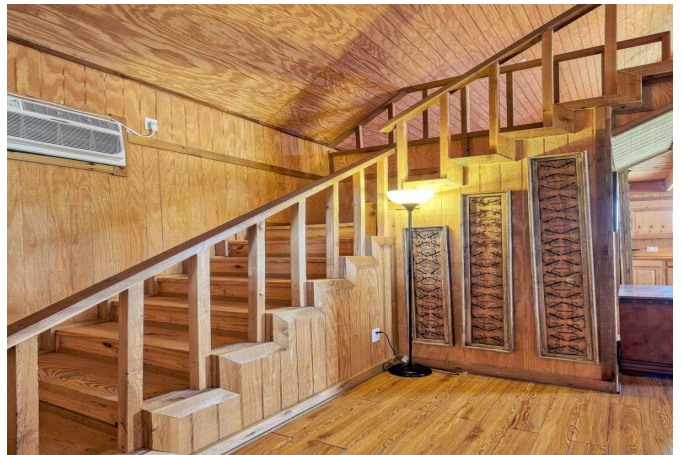
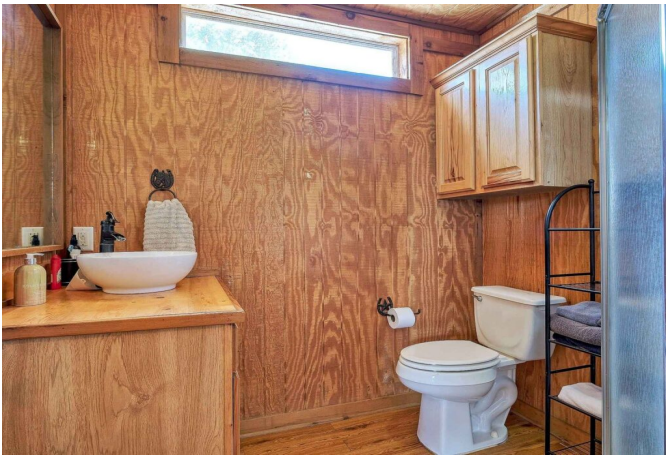




















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