

For Sale By Owner

1110 George St.

Rosenberg, Texas 77471

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See the Website for Photos and Frequently Asked Questions

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Listing Details | 1110 George St, Rosenberg, Texas 77471

Property Description: Traditional 3 bedroom / 1 bath single-family home with a 1-car garage and 2-car carport plus a free-standing backyard wood-frame 1/2-bath workshop on a large (approx. 1/3-acre) lot in the Allendale Manor subdivision within the city limits of Rosenberg, Texas.

Summary Legal Description: ALLENDALE MANOR SEC 1, BLOCK 3, Lot 7 (south 30'), Lot 8 (entire 60'), Lot 9 (north 15')

Asking Price: \$228,000

Features / Amenities

- Rooms: 3 bedrooms, 1 full bath, kitchen, breakfast/dining, living, utility
- Large Lot: 105-feet wide – approx. 1/3-acre, or 1 3/4 lots (*per CAD, deed records, and subdivision plat*)
- Garage / Parking: 1-vehicle attached garage w/ door opener, plus a 2-vehicle carport / driveway
- Original Hardwood Oak Floors (under carpeted areas only)
- Natural wood-stained Kitchen Cabinet faces
- Indoor Utility Room with electric washer/dryer hookups
- Storage: 2 closets in every Bedroom, 1 closet in Living, pantry in Kitchen, ample storage in the Utility / Garage / Workshop / Garden Shed
- Included Appliances: Range/Double Oven, Refrigerator, Water Heater, HVAC
- HVAC: forced central air (electric A/C; natural gas furnace); bathroom ceiling heater; kitchen vent hood; ceiling fans throughout
- Electric Appliance connections: Range/Oven, Refrigerator, Washer, Dryer
- Natural Gas connections: Water Heater, HVAC (furnace only), kitchen (behind range), dining room (space heater), and several capped locations (for space heaters)
- Plumbing: supply system is entirely PEX Tubing; sewage system is entirely PVC.
- Covered Front Porch
- Original wood and glass sash windows protected and insulated by secondary storm windows
- Screened Storm Doors on exterior entries
- Backyard Workshop / Storage Building with half-bath, plus separate free-standing Garden Shed
- Frame and pad for a backyard swing
- Outdoor security lighting all-around, plus a flagpole in the front yard
- Spacious and Fenced backyard (4' cyclone/chain-link), plus large dog enclosure on the south side
- Backyard fencing includes gated (12 ft wide) access to alleyway
- Established landscaping; survived the 2011, 2022, 2023 droughts & 2021, 2022 freezes
- Stately Live Oak Tree (1 front), plus Mature and Grafted Pecan Trees (2 front; 3 back)

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Details / Specifications

- Year Built: 1951 (73 years)
- Areas and Measurements (per Fort Bend County Central Appraisal District):
 - Lot / Land: 14,175 ft² (0.3254 acres)
 - House / Utility: 1,540 ft²
 - Garage: 200 ft²
 - Workshop / Storage: 280 ft²
 - Garden Shed: 150 ft²
 - Carport: 504 ft²
 - Covered Front Porch: 196 ft²
- Construction Types:
 - House: Wood-Frame on Pier / Beam with Vinyl Siding and Composition Shingles
 - Workshop: Wood-Frame on Concrete Slab with Vinyl Siding and Composition Shingles
 - Garden Shed: Prefabricated Metal Building on Bricks / Blocks with Plywood Floor
- Roof: Good Condition – replaced in December 2015 with Owens Corning TruDefinition® Duration® Shingles with 40-plus-year transferrable warranty and continuous-ridge venting system (on both the house and workshop)
- Siding: Good Condition – original pine #105 drop siding overlaid in May 1993 with Alcoa Vinyl Siding with 50-year transferrable warranty (on both the house and workshop)
- HVAC (house only): Good Condition – system installed in August 2008 with Lennox XC21 (3-ton A/C) and Natural Gas Furnace (Lennox G60) with 20-year Heat Exchanger warranty still in effect.
- Plumbing (house only): Good Condition – complete supply re-pipe in July 2017 with UPONOR PEX Tubing with 25-year manufacturer warranty; sewer recently maintained / partially improved
- Water Heater (house only): General Electric 30-gallon, 30K BTU natural gas installed in Sept. 2005
- High Elevation: 102-104 ft above Mean Sea Level (per Ft. Bend County):
<http://fbcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=cfe8b1a5660f4c5ca07f48aec0690591>
- Never flooded; Flood Zone: X; outside the 100-year and 500-year floodplains (per FEMA Flood Map Service Center: <https://msc.fema.gov>)
- Schools: Lamar CISD (Bowie Elementary; Navarro Middle; George Junior High; B.F. Terry High)
- Hospitals: Oak Bend (Richmond); Memorial Hermann (Sugar Land); Methodist (Sugar Land)
- Utilities: Electric; Natural Gas, Municipal Water / Sewer / Garbage
- Network / Telecom (serviced or available): AT&T Fiber; Comcast Xfinity; Verizon 5G
- Homeowners Association: None

Personal Property | 1110 George St, Rosenberg, Texas 77471

Placed throughout the premises are personal property items (non-affixed appliances, furniture, etc.) that are owned by the Sellers. The following information outlines and clarifies the disposition of such property.

Personal Property Conveying to the Buyer(s)

The Sellers will leave some non-affixed items on the premises. Furthermore, these items (listed in the following table) will be specifically conveyed as part of this real estate transaction and will be included in the Resale and Purchase Agreement.

Refrigerator / Freezer <ul style="list-style-type: none">○ Location: Kitchen○ Capacity: 19.9 cu. ft.○ Manufacturer: Whirlpool○ Model #: ED20PKXAW02○ Manufactured: January 1994	Range and Double Oven <ul style="list-style-type: none">○ Location: Kitchen○ Manufacturer: Maytag Gemini○ Model #: MER6770AAW
Swing Frame and Pad <ul style="list-style-type: none">○ Location: Backyard○ Pad: Concrete Pavers○ A-Frame Only; no swing	Metal Garden (Storage) Shed <ul style="list-style-type: none">○ Location: Backyard○ Length: 12 ft.○ Width: 10 ft

All Other Personal Property On-Premises

The remaining non-affixed personal property items will be handled prior to closure of the transaction using these guidelines:

1. The Prospective Buyer(s) may request the Sellers to convey any additional item seen on the premises. The Sellers are not obligated to honor Buyer(s) request for any such items.
2. If an item is available to convey, then the Sellers and the Buyer(s) agree, in good faith, to negotiate additional consideration for items that are not explicitly listed in the table above.
3. The above table will be amended to reflect each additional item upon which the parties agree. The amended list and terms will be incorporated into the final Resale and Purchase Agreement.
4. All personal property items NOT listed in the amended table WILL be, at the Sellers' discretion, either REMOVED from or ABANDONED on the property prior to the closing of the transaction.
5. If abandoned by the Sellers, such items will become the property of the Buyer(s) upon closing.