

COUNTRY ESTATE
11425 COUNTY ROAD 65
IOWA COLONY, TEXAS 77583

Three Story Colonial with two 2-story extension
(Modeled after George Washington's Mount Vernon)

Main House – two stories completed	2,704 sq. ft.
West Extension	858 sq. ft.
East Extension	707 sq. ft.
Connecting Galleries	252 sq. ft.
Detached Carriage House	986 sq. ft.
Laundry Room, foyer, 4-car garage, And Workshop 2-O/H doors	1,496 sq. ft.
Total Improved Square Footage	<hr/> 7,003

OTHER:

Third Floor (unfinished)(Attic)	900 sq. ft.
Well House and Tool Shed	120 sq. ft.
Terraces	1,000 sq. ft.
Covered Porches	704 sq. ft.
Front Courtyard and fountain	1,100 sq. ft.
Concrete Driveway and Parking	2,400+ sq. ft.
Swimming Pool	20 x 40

FEATURES:

Two wells, water softener, storm windows, 4 heat pumps, 4 septic tanks, paneling, marble entry, ceiling fans, *central vacuum,* intercom, circulating hot water. Carpet, vinyl, built-in bookcases, custom kitchen, elevator, custom baths. Pool table.

Land: 3 acres (around house). Trees: pecan, oak, pine, pear, sweet gum. Pond with fish, barn, wooden fences. 39 acres in pasture.

Carriage House: Kitchen, bathroom, eating area, large bedroom, and living area. Carpet and vinyl. All appliances.

Main House and Extensions:

5 bedrooms	game room	3 Stairways	Laundry Room/cabinets
4 full baths	two half baths	Loft	Den
Marble entry	Formals	Breakfast Room	Sitting Room
Kitchen	Pella doors and windows		5 wood burning fireplaces

*Installation there but needs new unit.

Each extension and Carriage House has its own heat pump, septic tank and entry doors.**

****except east extension has no ac/heat.**

Builder: Seven-K Investments, Inc.
Completed March 1986