**280 Mundine RD Elgin 78621**

**Items that do no convey**

Sconce lighting fixture in guest restroom

Decorative Bull hand towel holders and Antler Robe hooks in Jack ‘n Jill bathroom

**Items for consideration**

Washer and Dryer

Kitchenaid Refrigerator

Top load Freezer

Minifridge

Mexican Arbor in Yard

Glass Greenhouse on back porch

**Farm Upgrades**

Mighty Mule Ranch Automatic Gate Opener

Road base Driveway, circular drive and drive to carport crushed rock

Post Pole and box

Carport cement Slab installation

2- Car Carport

10x20 Chalet Storage Shed, wired for Electrical inside and wired for future A/C installation if needed; includes RV Electrical hookup on exterior

Wooden Plantation Shutters in Living, Primary Bedroom and Bath, two bedrooms

Master Bedroom Floors upgraded wood panel flooring

Merona Mosaic Tile in T- Hallway/laundry Room/guest bath

Beadboard and molding in T-Hallway

Guest restroom in Hallway Schumacher “Birds and Butterflies” high-end wallpaper installation

Utility Room tall double door Cleaning Supplies storage cabinet

Full Size Stack new Samsung Front Load Washer and Dryer \*Optional

Outdoor Top Load Large Freezer \*Optional

Outdoor Mini Fridge \*Optional

New A/C module in attic HVAC

Landscaping: knock out rose bushes, jasmine, cypress trees

Pathway Stepping pavers from sidewalk to carport

**House Description and Specs**

3- Bedrooms (Large primary and two bedrooms on opposite side of house)

2 – Baths : Primary bath - Soak tub and separate walk-in shower, double sink vanity with granite countertop; private closed door toilet space; Secondary Bath – Open Jack and Jill bath with double sink vanity with granite counter tops, step in tub/shower and open toilet

1- Guest Restroom located in T-Hallway on secondary room side of house; Schumacher “Birds and Butterflies” high-end wallpaper installation; granite countertop with vessel sink and faucet; Merola mosaic tile floors

Open concept living, kitchen and dining, tile floors

Cathedral Ceilings in Living and Primary Bedroom

Wood beam installation in Cathedral ceiling in living room/kitchen

12-foot ceilings in most areas other than cathedral ceiling areas

Separate Dining area with built in buffet granite countertop and shaker cabinets; large windows that look out to back side of property with gorgeous view of back 5-acres of land to additional 5.5 acres of forest

Granite countertops in kitchen and bar top island

Shaker style cabinets throughout house

Shaker style doors throughout house

Farmhouse style framed window and door frames

White Double pain glass windows

Custom Wood Plantation Shutters in Primary Bedroom, Primary Bath, Living room front windows, both secondary bedrooms

Pewter hardware throughout house (pulls, knobs, hinges)

Laundry Room accommodates full size washer/Dryer and storage cabinet

Dark brown wood tile floors in Living Room, Kitchen, Dining, Primary and Jack ‘n Jill Bath

White laminated wood floor in Primary Bedroom and hallway to Primary Bath

Secondary Bedrooms carpeted

Large attic for additional Storage, access to water heater and indoor Air Conditioner unit HVAC

Wood burning fireplace

Ceiling Fans in each bedroom

Open Lantern style candlelight pendant lighting in Kitchen over bar top island, canned recessed lighting in cathedral living room ceilings, match sconce lighting in A-Frame center of Kitchen and Front Door

Primary bedroom has two Walk-In Closets (1. medium size closet with built in shelves, 2. large size closet built in dresser drawers/shelves and master bolt lock), Secondary room on front of house has a walk-in closet and third room on back end of house has a double door closet.

Kitchen has pantry and plenty of kitchen cabinet storage

Barn Door closet by back door (mudroom space) used for expanded pantry use or closet

Back Door has digital code master lock and button lock; second door from mudroom space to kitchen

T-Hallway to Laundry Room, Guest bath and opposite entry to secondary bedrooms have Merola mosaic tile floors

Laundry Room accommodates full size side by side washer dryer or full size stack

Electric Kenmore Stainless steel appliances (Electric Stovetop, Oven, Microwave, Dishwasher)

KitchenAid refrigerator \*Optional

Topload Freezer on back porch \*Optional

Mini fridge on back porch \*Optional

2 – Large porches Front and Back

2 – Car Carport with Cement Slab

Chalet Storage Shed with interior Electrical outlets, Ceiling Fan and 30-AMP RV outlet and connections wired for A/C Unit

Cedar Wood Garden Shed on side of house by carport

Farmhouse stile home built in 2017 on 16.5 acres in Elgin, Texas. 27-Miles from Austin, Texas. Miles from Airport, Miles from new Tesla,

1-acre Homestead, 10-acres of Hay Cropping maintained by Hay Cropper to maintain land (yields approx 24-round bales per cropping); 5.5 acres of Wooded Forest on back end of Property. Edge of Forest resides Bee Hives maintained by Bee Keepers for 15.5 acres of property for Agricultural Exemption.

Located on Mundine Road that is newly paved road (2019) and canopy of trees to the entry of property.

Gorgeous large Oak Tree at entrance. Automatic Gate to open one side of ranch gate

Long private drive to house. Circular drive in front of house with twin Oaks in the middle esplanade

Side drive to 2-car Carport on left side of house on cement slab

Cement paver walkway from front sidewalk to carport

Farmhouse is 2200-Square feet per owner. Raised on cement foundation with Hardy Plank siding and Galvanized Metal Roof on both house and carport. Matching front and back porches that run from end to end of house. Cedar Posts and railing with crisscross pattern. 10x20 Chalet Storage Shed wired for electrical outlets, and 30-AMP RV outlet outside, installed ceiling fan.

Minimal landscaping; Knockout rose bushes, jasmine and climbing fig ivy, Wisteria on each corner and Italian cypress trees all in front. Grass on one acre surrounding house and esplanade in circular driveway.

**Operational Expenses:**

Water – Aqua Water Company

Trash – Waste Connections

Electric – Bluebonnet Electric

Insect / pest Control – XOut

Internet Recommended – Hughes satellite, T-Mobile 5-G modem

Satellite Cable TV – DirecTv

Gopher treatment

**Local Interests**

HEB, Walmart, CVS, Dollar Store, General Store, Tractor Supply

UPS Store, Amazon Lockers

Solid Ground Climate controlled storage

Body and Shine Yoga, Gyms: HT Fitness, Anytime Fitness; Camp Gladiator Boot Camp, Elgin Recreation Center

Eateries include Starbucks, Whataburger, Dairy Queen, Schlotzsky’s, Taco Bell, McDonalds, Pizza Hut, Dominos, Little Caesar’s, Meyers BBQ, Southside BBQ, Little Beijing Chinese (Chef from Suzie’s Kitchen)

Double R Hattery, Tattered Shutter Antiques

Golf courses within 20 miles

Easy access to airport