

Located in the prestigious Saddle Creek Subdivision in south College Station, this immaculately maintained home is nestled in towering oak trees on +/- 5.25 acres. 1145 square feet of T&G cedar porches surrounds the ~5300 square foot 5 Bedroom 4.5+ Bathroom open floor plan house making entertaining easy. You will quickly notice the attention to detail throughout the house; upgraded trims, oversized windows, and 9, 10, and 13-foot ceiling with pop-up detailing. Countertops throughout the house are a rare Brazilian granite. Alder cabinets accent the kitchen with large island, walk-in pantry, double ovens, 36" range and two dishwashers. An oversized indoor gas-log fireplace is in the living room and an outdoor wood burning fireplace is on the back porch. An arched entry and foyer, living room, kitchen, drop area off garage, walk-through laundry, game room, bedrooms and four full baths are downstairs. Upstairs includes media room with 165" screen, family room, project room, half-bath, bonus room and attic storage.

The property is currently ready for horses with two pastures improved with TexasTough+ and common Bermuda grasses that are fenced in 5-strand electrobraid on mountain cedar posts, a lighted round-pen, a ~1200 square foot covered open-concept barn with run-in, two full 12x12 stalls, and tack room. A ~3000 square foot avion netted area with 5-foot woven wire fence and 8x12 house integrated into the barn provides protection for your small animals or 4-H/chickens. A 180 square foot metal building provides feed room and extra storage, and a 1500 square foot closed-cell spray-foam insulated / air-conditioned metal building allows ample room for projects.

The house was built on an engineered slab. The attic was spray foamed with Spider insulation in the walls helps to keep the attic much closer to the house temperature than a typical blown insulation attic. Extensive use of LED lighting, coupled with 8 Zone HVAC system helps the efficiency of keeping the house comfortable. Two tankless water heaters provide endless hot-water. Fiber-internet to the house is installed. The house was pre-wired with Cat-6 ethernet, security system, sound, and automation. A home automation system automatically controls lighting. Insulated 2-car garage and garage door.

Enjoy county living with your horses at the house, while still being in College Station Independent School District, have mail delivery at private mailbox, and have a variety of choices for food delivery!

Note HOA dues are \$360/lot. Property is currently configured as two lots. Both lots are included in the listed price.