

Entry/Front Exterior

Barrel Ceiling in entryway and barrel ceiling on the covered front porch
Boral Brick, nice texture and color
Six-foot by Eight-foot front doors

Family Room

13 ft ceilings
Windows open and fold in, so you don't have to remove screens to clean.
5x7 windows in family room
3.5 x 8 ft back door
Electric outlets included in the floor for easy lamp placement.
Eight function something-something (need clarification)
"Alexa, turn on family room lights"
Four foot fire box

Gameroom

Absolutely Enormous!

Beautiful tile in offset pattern
Scenic windows each measuring 5.5 ft. x 7 ft.
Ethernet and Surround Sound
Electrical outlets in floor

Guest Room

Guest Side Porch
Tongue and Groove Cedar side porches – there is one just outside the guest bedroom!
The guest room (approx. 12x12) is right by the laundry room, which has dual entry (pretty cool!)
The guest bath just outside the bedroom has stone skirts on the tub!

Utility Room

Brazilian granite, which you can't get anymore, is on the utility room folding area.
Storage cabinets, storage shelves, room for a large refrigerator (which is connected to the R.O. system!)
Mudroom, off the side entrance to the house, lies directly across from the other utility room entrance.

Secondary Bedrooms

Two SUPER SPACIOUS secondary bedrooms (now girls' rooms), each with its own private bathroom. Shower seat, vanity mirrors, mirrors on the cabinet door as well.
Carpet may need to be cleaned to freshen it up and make it look like NEW.

- 5,302 sqft house on 5.25 acres
 - Trim... Trim... Trim
 - 5 Bedroom
 - 4.5+ Bathroom
 - Living / Family / Game room
 - Theatre w/165" Screen
 - Bonus Room
 - Home automation system
 - Brazilian Granite for all countertops
 - Large stone Gas Log fireplace inside
 - Large stone wood-burning fireplace outside
 - 1200 sqft of covered porches with tongue groove ceilings
 - ~1.5 acres of Mature Trees
 - Multiple wet weather creek beds
 - 50ft Bridge over wet-weather creek bed to front door
- 1,500 sqft Wind-Rated Metal Building
 - Closed-Cell Insulation
 - Insulated Garage Door
 - Air Conditioning
 - All Electrical in Metal Clad wiring
 - 50Amp 220V
 - Sink w/Water Heater
- 1,200 sqft Barn
 - Full Electrical w/LED Lighting
 - 2 Stalls
 - Large Run-in area
 - ~100 sqft Tack Room
 - ~100 sqft Chicken Coop
- 2 Improved/Improving Pastures
 - 5 Wire Electro-braid fencing on Hill-Country Cedar Posts
 - Planted with Texas Tough+ Bermuda Grass
 - 1.3 acre & 1 acre Pastures
 - 50ft Lighted Round Pen
- 3,000 sqft Chicken Yard
 - 5ft Horse Fence
 - Covered with Avion Netting
- 180 sqft Metal Building Shed
 - Electrical with LED lighting
 - Roll-up Door
- Mail Delivery at House (not in Common Mailbox)
- Fiber to the House internet
- Mini-Ranch in College Station Schools with Pizza Delivery!

Kitchen

Kitchen's knotty alder cabinets were clear coated so they look like they've just been well-oiled! There is a switch for tapping hot R.O. water or room temp R.O. water. TWO ovens, TWO dishwashers, Walk-in pantry, built-in spice rack in the pantry AND hidden nooks on each side of the range.
Under-cabinet lighting and above-cabinet lighting, CFL lighting and _____

Two tankless water heaters

Two Air Conditioners with 4 zones each

Pre-done for TV mounts in the master and master bath (?) Wireless access points – Fiber

Six Ft. Jacuzzi Tub

Two Shower Heads AND an overhead rainhead.

Lots of extras throughout the home—

Plugs in the eaves for Christmas lights

The Study/Bathroom could be a mother-in-law suite

Amplifier and DVD player in study closet for the TV. Makes things neater in the family room. ☺

House connectivity /phone/cable/alarm in the study closet.

Measures 15 x 19

Ring Doorbell

56 ft bridge

Mailbox

Solar coated-manganese filled spray foam insulation

Spider insulation in walls

165 ft screen in media room LED colored lights

Outside workshop/extra parking - Engineered slab, well insulated with 1 inch foam close-cell foam, 6 cars can fit

Measures 30x 50.

220V for welding , Armor clad so no critters can chew

Utility sink with water heater

30 inch beams in the slab

Surround sound in garage

Storage building 12 x 15 has electric

12 x 12 Two stalls magic switch

Septic aerobic PUE under stable for their power