

645 W Big Elm

# FEATURES

- Location, less than 2 mins to I35, 45 mins to Georgetown, 30 mins to Waco
- Customs plans and custom built
- Custom metal front doors
- Crowned molding through the entire home
- Two fireplaces – wood burning in living room, gas two-way fireplace in master bedroom/bath.
- Deed Restricted
- Prewired for alarm system on all doors and windows by In House
- 6 Ring security cameras mounted on house, 1 in barn, 1 down driveway
- Private gate entry with custom gate with Apollo solar gate system
- Pecans trees line the driveway with 3 water hydrants to keep trees watered
- Sprinkler system around house perimeter
- Three 10' gates and one 12' gate to access pastures.
- 13.251 acres, currently Ag exemption for coastal grass
- Metal roof with gutters
- 9.5' deep swimming pool with beach entry
- Outdoor kitchen by pool with mini refrigerator and built in black stone grill
- Fire pit and Pergola by the pool
- Storage shed by pool
- 450' screened in back porch with cedar and stone
- 30amp RV plugs by pool and another by barn.
- 3 car carport with 8" solid cedar pillars

- Tankless gas water heater
- 250 gallon owned propane tank - buried by barn
- Spray foam insulation
- Small storage shed by barn
- Walk in 13'x4' pantry which can double as a storm shelter
- Game room can easily be used as a 4<sup>th</sup> bedroom or formal dining room.
- Private office off the master bedroom with built in desk and window seat
- 16'x19' laundry room with large island and room for an additional refrigerator
- Fenced and cross fenced for horses into 3 separate areas.
- 40'x48' 4 stall barn with water and electric and individual runs, tack room with sink and extra feed room.

