

# 25487 Old Howth Road

Hempstead, TX 77445

*Elegant country estate on 191 acres an hour outside of Houston. Enjoy the peaceful setting as you drive through the gate down the tree lined road past the pond to the charming 5074 sq. ft home with stone exterior. Perfect for entertaining with open kitchen/living/dining area overlooking the pool plus game room. Master Suite down and 3 guest bedrooms and 2 ½ baths. Wood paneled home office with bay windows and built-in shelves. Spacious kitchen and great room have 19' vaulted ceilings with wood beams and iron brackets. Kitchen with Thermador gas range, double ovens, built-in Sub-Zero, island, L-shaped bar and granite counter tops. Across the pond is the guest house (2016 sq. ft) with large living area, 3 bed and 2 baths. Horse barn, 1 barn with living quarters and 2 additional storage barns. Bonuses are a hilltop party gazebo overlooking pond with island and Helicopter Pad. Agricultural tax exemption currently maintained by cattle operation. Only 45 minutes from College Station.*

*(Four bedroom, three full, one half bath; 5,074 sq. ft. main house (per appraisal) ; 191.79 acres (per appraisal); built in 1998 (per appraisal district) with additional guest house, multiple barns and sheds)*

## **Foyer – 13' x 11'**

- 10' 1" Ceiling
- Closet with solid wood arched door, one hanging rack and two overhead shelves
- Solid reclaimed wood arched double door entry flanked by 5-lite beveled glass sidelights
- Archway to Den with four reclaimed wood pillars
- Recessed lighting
- 8" Multi-piece crown molding
- 5" Travertine tile baseboards
- 15" Travertine tile floors with rounded bevel

## **Den – 19' x 13' 7"**

- 10' 1" Ceiling
- Three sets of single-lite French double doors with single-lite transoms; two are fixed, one is functional
- Four reclaimed crossbeams
- Two built-in cabinets each with a double-sided double door glass front display cabinet with decorative chicken wire over glass, display light and four adjustable glass shelves, as well as a double-sided double door storage cabinet with two adjustable shelves
- Six-candle wrought iron chandelier with glass shades and faux fire flickering bulbs
- Opening to Breakfast Room
- 8" Multi-piece crown molding
- 5" Travertine tile baseboards
- 15" Travertine tile floors with rounded bevel

## **Dining Room – 18' 3" x 16'**

- 10' 1" Ceiling
- Entry via two sets of single-lite arched French doors
- Accent wall with floor to ceiling rough stone and two stone candle shelves
- Six-candle wrought iron chandelier with glass shades and faux fire flickering bulbs
- Single-lite French double doors with single-lite transom to patio
- Thirteen 5' 8" x 1' 9" single-lite windows with crank function, eight with shared single-lite transoms and five with individual single-lite transoms
- Recessed lighting
- 5" Travertine tile baseboards
- 15" Travertine tile floors with rounded bevel

## **Living Room – 25' 10" x 20'**

- 19' Cathedral vaulted ceiling
- Single-lite French double doors with transom to back patio
- Twelve-bulb multi-tier wrought iron chandelier with flickering bulbs and central lantern with frosted shade
- Gas fireplace with cast stone mantel and hearth
- Built-in with glass display shelf, display lighting, overhead double door cabinet and under counter double door cabinet
- Media center with TV space, overhead double door cabinet, and under counter double door cabinet with mesh front from speaker housing
- Sixteen-lite window with 4-lite arched transom
- Six-lite arched clerestory window
- Bose surround sound with four speakers, one in each corner
- Three 'timber frame' beams with additional support crossbeams
- 8" Multi-piece crown molding
- 5" Tile baseboards
- 15" Tile floors with rounded bevel edges

## **Kitchen – 19' x 17'**

- 19' Cathedral vaulted ceiling
- Stainless steel Bosch dishwasher
- Stainless steel Thermador Professional double oven and six gas burner with center grill
- Overhead vent hood with double exhaust
- KitchenAid microwave with overhead single door cabinet with one shelf

- Stainless steel Sub-Zero side by side built-in refrigerator/freezer
- Granite counter tops with 4" stone tile backsplash
- Three lighted glass front, over counter display dish cabinets with three adjustable glass shelves in each
- One double door dish cabinet with three adjustable shelves
- 7' 9" x 5' 3" Walk-in pantry
- 1" x 4" tile backsplash with decorative border
- Under mount double basin stainless steel sink, single arm brushed nickel faucet and disposal
- Instant hot water dispenser
- L-shaped kitchen island with granite counter tops
- Kitchen island with eight various sized utility, flatware, and dishtowel drawers and three double door storage cabinets with one adjustable shelf in each
- Built-in trash can holder
- Three 'timber frame' beams with additional support crossbeams
- 5" Tile baseboards
- 15" Tile floors with rounded bevel edges

## **Breakfast Room – 15' 5" x 12'**

- 10' 1" Ceiling
- Five 4' 11" x 1' 7" single-lite dual crank windows with single-lite transoms
- Circular hanging chandelier with stone shade
- 8" Multi-piece crown molding
- 5" Travertine tile baseboards
- 15" Travertine tile floors with rounded bevel

## **Office – 14' 10" x 13' 7"**

- 12' 2" Ceiling
- Floor to ceiling wood paneling
- Two 10-lite windows with 2-lite transoms, crank function and two overhead shelves
- Two 8-lite windows with 2-lite transoms and crank function
- One 10-lite window with 1-lite transom
- Four floor-to-ceiling bookcases with adjustable shelving
- Solid wood arched door entry
- Solid reclaimed wood arched door to front porch
- Built-in L-shaped solid wood desk with glass counter covering and slim width drawer
- Built-in storage center with one single door cabinet, two file drawers, two bookcases with four adjustable shelves, desk space with wooden counter and glass covering, overhead glass display shelf with recessed light and six faux columns with fluted shafts
- Closet with five shelves
- Recessed lighting
- 8" Multi-piece crown molding
- Carpet

## **Master Bedroom – 21' x 16' 9"**

- 10' 1" Ceiling
- Seven 5' 7" x 1' 3" single-lite windows with shutters, two have crank function
- Single-lite French double doors with shutters and single-lite transom to patio
- Media center with pull-out TV shelf hidden in oversized double door cabinet, two single door cabinets, one double door cabinet, two bookcases with three adjustable shelves each and six faux spiral columns
- Five ceiling speakers
- Four crossbeams
- Ceiling mounted reading lamps with separate switch for him and her
- Arched double door entry
- Double door entry to Master Bathroom
- Recessed lighting
- 8" Multi-piece crown molding
- 5" Baseboards
- 15" Travertine tile floors with rounded bevel and framed with 3" polished travertine insets

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### **Master Bathroom – 28’ 6” x 12’ 1”**

- 10’ 1” Ceiling
- Octagonal coved ceiling with eight-candle custom chandelier
- Additional built-in vanity flanked by two faux spiral columns with marble counter, custom backsplash, two under counter laundry hampers, and two overhead double door cabinets with mesh fronts
- Two double door linen cabinets
- Single-lite storm door to backyard with shutters
- Six 5’ 9” x 1’ 9” single-lite windows with shutters in sitting area, four with crank function
- One 3’ 6” x 2’ single-lite window with arched transom and shutters
- Americh Jetted soaker tub with marble slab surround set in 12” diagonally laid marble tile alcove with ½” custom marble tile trim and a 5’ 8” x 4’ 8” picture window overlooking private fountain with stone privacy wall
- Walk-in shower with glass door, 360 degree 12” diagonally laid marble tile, marble slab bench, two shower heads, ½” custom marble tile trim, five shampoo shelves and a 5’ 8” x 3’ 8” picture window overlooking private fountain with stone privacy wall
- Lavatory closet with Kohler 1.6G toilet, overhead medicine cabinet with adjustable shelving, 5’ 8” x 3’ 8” picture window with shutters and a six-candle custom chandelier
- 8” Multi-piece crown molding
- 4” Marble baseboards (12” x 4” height)
- 12” Marble tile floor with diagonally set octagonal decorative inset

#### oHer Vanity:

- Counter 1: Marble counter and backsplash, under mount porcelain sink, brushed nickel Victorian faucet with brass trim, six drawers, double door under sink cabinet, and dual two-candle wall sconces with aged finish, hanging ornaments and custom fabric shades
- Counter 2: Marble counter and backsplash, knee space cut out, six drawers, and dual two-candle wall sconces with aged finish, hanging ornaments and custom fabric shades

#### oHis Vanity:

- Marble counter and backsplash, under mount porcelain sink, brushed nickel Victorian faucet with brass trim, double door under sink cabinet, dual two-candle wall sconces with aged finish, hanging ornaments and custom fabric shades, wall-mounted medicine cabinet and eight drawers

### **Master Closet 1 – 15’ x 5’**

- Ten hanging racks, two are dress height
- Three drop-down hanging racks
- Twenty drawers
- Four stacks of adjustable shelving, three with three shelves and one with four shelves
- Robe rack with six hooks
- Robe rack with seven hooks
- Three fluorescent light fixtures
- 6” Multi-piece baseboards
- Carpet

### **Master Closet 2 – 13’ 7” x 7’ 11”**

- Eight hanging racks
- Four drop-down hanging racks
- Fifteen drawers
- Three stacks of adjustable shelving, two with three shelves and one with five shelves
- Shoe rack with three shelves
- Three robe hooks
- Belt rack with six hooks
- Three fluorescent light fixtures
- 6” Multi-piece baseboards
- Carpet
- Stairwell to 2nd floor storage rooms

### **Bedroom 2 – 11’ 7” x 11’ 10”**

- 8’ Ceiling
- Solid wood doors
- Closet with full length fashion mirror, one hanging rack, one overhead shelf and carpet
- Custom ceiling fan with lighting
- Two single-lite windows with shutters and crank function
- 6” Crown molding
- 6” Baseboards
- Carpet
- Arched entry into Jack and Jill bathroom

### **Bedroom 3 – 14’ 4” x 9’ 3”**

- 9’ 11” Vaulted ceiling
- Solid wood door from Jack and Jill bathroom
- Two single-lite windows with shutters, crank function and single-lite arched transom
- Custom ceiling fan with lighting
- 6” Baseboards
- Carpet

### **Bedroom 4 – 11’ 11” x 11’ 5”**

- 8’ Ceiling
- Solid wood doors
- Closet with one hanging rack, one overhead shelf and carpet

- Walk-in closet with fashion mirror, one hanging rack, eight built-in shelves and carpet
- Custom ceiling fan with lighting
- Two single-lite windows with shutters and crank function
- 6” Crown molding
- 6” Baseboards
- Carpet
- Arched entry into Jack and Jill bathroom
- Arched entry to upstairs extra room

### **Upstairs Extra Room (off bedroom) – 14’ 2” x 8’ 8”**

- 8’ Vaulted ceiling
- Accessible via arch way from Bedroom 4
- Single-lite arched window with shelf
- Two bookcases with four shelves each
- Recessed lighting
- 6” Baseboards
- Carpet

### **Jack and Jill Bathroom – 11’ 5” x 7’ 7”**

#### Vanity 1

- Shared access from Bedrooms 2 and 3
- Solid wood door to water closet
- 3” Stone tile counter and backsplash
- Drop-in porcelain sink with Victorian faucet
- Under sink double door cabinet
- Wall mounted hand towel ring
- Wall mounted toothbrush holder
- Two under counter cabinets
- Two drawers
- Dual mirror-mounted two-candle vanity sconces with fabric shades
- Framed and beveled mirror
- Recessed lighting
- 6” Crown molding
- 6” Baseboards
- 12” diagonally set travertine tile floors

#### Vanity 2

- Access from Bedroom 4
- Solid wood door to water closet
- 4” Porcelain tile counter and backsplash
- Drop-in porcelain sink with Victorian faucet
- Under sink double door cabinet
- Wall mounted hand towel ring
- Two under counter cabinets
- Two drawers
- Dual mirror-mounted two-candle vanity sconces with fabric shades
- Framed and beveled mirror
- Recessed lighting
- 6” Crown molding
- 6” Baseboards
- 12” diagonally set travertine tile floors

#### Jack and Jill Water Closet

- Kohler 1.6G toilet
- 4” Diagonally set porcelain tile on walls up to 3” stone tile trim topped with porcelain tile chair railing
- Built-in laundry hamper
- Linen cabinet with three adjustable shelves
- Tub/shower combo with 4” diagonally set porcelain tile surround and ½” stone insets, two shampoo cutouts with 3 diagonally set stone tile trim and Kohler soaker tub
- 6” Crown molding
- 12” Diagonally set travertine tile floors

### **Game Room – 23’ 10” x 20’ 7”**

- 10’ 1” Ceiling
- Solid wood door to covered parking
- Single-lite door to backyard
- Three utility closets with built-in shelving and three overhead double door cabinets
- Built-in spaces for three full size refrigerators, one freezer space and four overhead double door cabinets
- Floor to ceiling wood paneling
- Daikin wall AC unit
- Eight single-lite windows with crank function
- Recessed lighting
- 6” Crown molding
- Stained concrete floors

#### **Wet Bar**

- Green marble counter and backsplash
- Four overhead double door cabinets
- Two under counter cabinets
- Extended counter space with room for four stools and supported by wooden barrel
- Under mount hammered copper sink with gooseneck faucet
- 1” Thick glass shelf for liquor display
- Under mounter lighting
- Scottsman stainless steel ice maker

### **Full Bath – 9' x 5' 1"**

- 10' 1" Ceiling
- 3" Porcelain tile counter and backsplash
- 3" Porcelain tile wall paneling with lone star brick trim
- Solid wood arched door
- Reclaimed wood vanity chest with double door under sink cabinet
- Reclaimed wood laundry hamper
- Drop-in porcelain sink with stainless steel Victorian faucet
- Three-bulb vanity lighting with frosted glass shades
- Three linen shelves with 3" porcelain tile surround
- Walk-in shower with sliding glass door, 360 degree 3" tile surround, lone star brick trim, two single-lite windows with shades and two shampoo shelves
- Kohler 1.6G toilet
- 8" Multi-piece crown molding
- 15" Travertine tile floors with rounded bevel

### **Utility Room – 18' 2" x 6' 6"**

- 10' 1" Ceiling
- Washer and dryer spaces set in wooden folding counter with travertine backsplash and decorative trim
- Wall-mounted ironing board
- Single basin iron farm sink with stainless steel Victorian faucet and hand sprayer
- Four overhead double door cabinets
- One single door overhead cabinet
- 6" Travertine tile counter with 6" travertine tile backsplash and decorative trim
- Three under counter single door cabinets
- One under counter double door cabinet
- Four under counter drawers
- Maytag dishwasher
- KitchenAid under counter wine fridge
- Three 16-lite windows with arched transoms, shades and crank function
- Utility closet with built-in shelving and broom/mop hanging spaces
- Ceiling fan
- Recessed lighting
- 8" Multi-piece crown molding
- 5" Travertine tile baseboards
- 15" Travertine tile floors with rounded bevel

### **Powder Room – 7' 6" x 5'**

- 10' 1" Ceiling
- Custom vanity chest with under mount sink, black granite countertop and backsplash, faucet and under sink cabinet
- Two 2-candle vanity sconces with aged finish
- Mirror with beveled mirror frame
- Six-candle chandelier with aged finish
- Single-lite window with arched transom and shutters
- Kohler 1.6G toilet
- Solid wood arched door
- 8" Multi-piece crown molding
- 5" Travertine tile baseboards
- 15" Diagonally set travertine tile floors with rounded bevel

### **Second Floor Storage 1 – 27' 9" x 17'**

- Accessed via Master Closet 2
- Vaulted ceilings
- Twenty-four-lite arched window with shutters
- Two bench seats with storage
- Custom ceiling fan with rustic theme and four-bulbs with fabric shades
- Attic access
- Recessed lighting
- Carpet

### **Second Floor Storage 2 – 19' x 7' 5"**

- Accessed via Master Closet 2
- Wall with four rows of full-length shelving
- Twenty-four-lite arched window with shutters
- Attic access
- Recessed lighting
- Carpet

## **Guest House**

### **Kitchen – 21' x 11'**

- "Granite" print Formica counters
- Two basin stainless steel sink with stainless steel faucet
- Two double door cabinets each with three shelves
- One overhead double door cabinet above sink
- Single corner cabinet with three shelves
- Overhead double door cabinet above vent hood
- Double door cabinet above microwave
- Seven under counter drawers
- Double door cabinet with pots/pans shelf
- Single door under counter cabinet
- Double door under sink cabinet
- Single door three shelf cabinet
- Frigidaire stainless steel appliances including refrigerator/freezer, electric oven and stove top with stainless steel Broan vent hood
- Microwave nook

- 7' x 3' Island with wood counter with three drawers on each side
- Electrical floor outlets
- Oval burnt copper 'faux candle' chandelier
- Stone backsplash
- Wood floors

### **Living/Dining Room – 23' x 21'**

- Vaulted 16' ceiling with exposed 4" x 8" beams
- Stone accent wall surrounding fireplace
- Eleven picture windows with lower operable sliding windows
- Single 2-lite windows on either side of fireplace with window seats
- Single glass pane doors to patio
- Woodburning and gas fireplace with wood mantel and stone hearth
- Dual burnt copper double-tier 'faux candle' chandeliers
- 12" Saltillo tile floors
- Ceiling fan

### **Master with Sitting Area – 23' x 21'**

- Vaulted ceiling with cross beams
- Exposed black duct work
- Three windows with plantation shutters
- Single lite French double door with shutters to deck
- 11' x 4' Walk-in closet
- Six candle burnt copper hanging chandelier
- Engineered wood floors
- Ceiling fan

### **Master Bath – 19' x 6'**

- Sliding barn door access
- Floating vanity with granite counter and double pressed metal sinks with brushed copper faucets
- Three drawers
- Walk-in shower with 12" tile surround with mosaic tile trim and 6" tile floors
- Copper garden tub
- Sliding barn door to water closet
- Three tin light fixtures over each sink
- Three windows
- Wood grain ceramic tile floors

### **Bedroom 1 – 15' x 10'**

- Vaulted ceiling with cross beams
- Exposed ductwork
- Sliding double door closet with two overhead shelves and four side shelves
- Three windows with plantation shutters
- Four-candle burnt copper hanging chandelier
- Engineered hardwood floors
- Ceiling fan

### **Bedroom 2 – 13' x 12'**

- Vaulted and beamed ceiling
- Exposed ductwork
- One window with shutters
- Three upper small picture windows
- 6' x 3' walk-in closet with two shelves, full length mirror, eight built-in drawers and two shelves above
- Four-candle burnt copper hanging chandelier
- Engineered hardwood floors
- Ceiling fan

### **Bath 1 – 10' x 4'**

- Quarts countertop and backsplash
- Copper sink with brushed copper faucet
- Small octagonal window in shower
- Walk-in shower with ceramic tile surround
- NuTone wall heater
- Linen closet with laundry hamper
- Eight drawers
- One cabinet
- American Standard 1.6G toilet
- Double door cabinet with one shelf over toilet
- Wood grain finished tile floors
- Recessed lighting

### **Laundry Room – 6' x 5'**

- Electric dryer and washer connections
- Three overhead cabinets
- Built-in fold-down ironing board
- 12" Saltillo tile floors

### **Other Relevant Property Information (Per appraisal):**

Horse Barn:	432 sq. ft.
Storage Barn (behind horse barn):	1,800 sq. ft.
Manager's Living Quarters:	800 sq. ft.
Mgrs. Storage Barn	4,200 sq. ft.
Equipment Shed/Barn:	2,500 sq. ft.
2 Loafing sheds:	144 sq. ft. each
Detached Double Car Garage:	600 sq. ft.
Guest House:	2,106 sq. ft.
Guest House Porches:	1,048 sq. ft.