

# 5630 FM 390 North Brenham, TX 77833

## Details:

### Main House

- Constructed by Acacia Homes; 2013
- 3,281 s.f.
- 3/3
- Dual, variable speed, zoned air conditioning units
- Lifetime seamless metal roof (Schulte)
- ADA compliant
- Generac 20KW whole-house generator w/ automatic switching and scheduled test running
- 1,000 gallon under-ground propane tank
- Tankless water heaters (2)
- Two-car garage
  - Two cedar faced garage doors
  - "Mud shower" in garage
  - Plumbed for commercial ice maker (not included)
- Whole house water softener
- Hand troweled plaster finish
- 10" baseboards throughout
- Foam insulation
- 10' ceilings
- Interior doors
  - Custom
    - 8'
  - Knotty Alder
- Kitchen
  - Custom cabinetry; Knotty Alder
  - Travertine floors
  - Custom artisan Black Walnut island countertops

- Granite polished "Rainforest Leaf" counters
- Custom Cabinets; Knotty Alder
- Apron front hammered copper sink
- Verona five burner oven w/ convection
- Stainless vent hood
- Frigidaire conventional gas oven
- Frigidaire microwave
- Walk-in pantry
- Coffee bar w/ under-counter refrigerator, hammered copper sink
  
- Living / Great Room
  - 26' vaulted ceiling
  - Tongue & Groove ceiling
  - Hand hewn beams; Fir
  - Custom artisan brackets
  - Custom made, locally sourced artisan Mesquite mantle w/ turquoise accents
  - Cable lights w/ custom fixtures
  - Custom French Doors (3 pair) to patio
  - Floors
    - Living Room
      - Long leaf pine (old growth; Alabama)
      - custom harvested, milled, kiln dried
    - Entry / Hallway; travertine
    - Durango Doors; entry & office (3d bedroom)
  - Custom made artisan dining chandelier
  - Dual fans
  
- Bar (full)
  - Wine rack
  - Hammered copper sink
  - Wine chiller under-counter
  - Custom locally sourced artisan Mesquite bar w/ turquoise accents
  - Granite "Rainforest Leaf" countertop

- Office (“Flex Bedroom”)
  - Durango entry door
  - Travertine floors
  - Walk-in closet w/ built-in counters, drawers, filing / bookshelves
  - Shared Guest ensuite bathroom w/ pocket door
- Master Bedroom
  - Custom French doors
    - Artisan, locally sourced Live Oak
    - Custom artisan fabricated hinges
  - Tile floors
  - Owners’ Patio
- Master Bathroom
  - Travertine floors
  - Walk-in shower w/ rain head & body sprays
  - Walk-in closet (“Hers”) w/ built-in shelving, mirror, drawers
  - Walk-in closet (“His”)
    - combination “Safe Room / Storm Shelter”
    - Cinder block construction w/ proprietary ballistic fabric wrap
    - Vault door w/ electronic lock
- Guest Suite
  - Tiled floors
  - Ensuite bathroom
  - Exterior bathroom pool entrance
  - Custom locally sourced artisan Live Oak French Doors w/ artisan hand-crafted hinges
  - Guests’ Patio
- Stone pump house w/ lockable door
- Outdoor Living
  - Pool; Infinity Edge
    - 36’ x 16’ (18,750 gallons)
    - Depth; 4’ - 6’ - 4’
    - Glass Italian waterline tile
    - Pebble plaster (“Wet Edge”)

- Sun shelf
- Travertine coping
  
- Spa; Infinity edge (four sides)
  - Glass Italian tile
  - 18 spa jets powered by three variable speed pumps
  - Therapy well w/ six dedicated massage jets & blower
  
- Pool Equipment
  - Pentair "IntelliFlo" variable speed, high efficiency filter pump
  - Pentair "IntelliFlo XF" variable speed, high efficiency water feature pumps (3)
  - Pentair "IntelliValve" electronic valve actuators
  - Intellibrite "GloBrite" LED low voltage lights (8)
  - Intellibrite LED low voltage spa lights; two in catch basin, one in spa
  - Intellibrite "GloBrite" LED low voltage landscaping lights
  - Pentair propane heater
  - Pentair IntelliTouch automation w/ wireless controller, wired controller, smartphone app controller
  
- Deck; Travertine tile w/ artificial grass
- Under-roof patios
  - Stained concrete
  - fans (3)
- Upper pavilion "Sunset Lounge"
  
- Outdoor Kitchen
  - Bull barbecue grill w/ side burner
  - Sink; hammered copper
  - Under counter refrigerator
  - Granite "Rainforest Leaf" countertops
  - Walkup bar w/ seating
  
- Property
  - Three board front fence
  - Remote control and keypad entry gate
  - Perimeter fence hog-wire
  - Cross fenced
  - Texas Broadband internet signal receiving tower.

- Rainbird irrigation
- Permitted pond/tank
- “Wildlife Observation” deck

#### Barndominium / shop

- 36' x 40' poured slab pole barn construction
- Metal roof
  - Apartment
    - 36' x 24' (854 s.f.) open floor plan
    - Full kitchen w/ oven, stove, microwave, full refrigerator
    - Utility room w/ washer, dryer
    - Full bathroom w/ shower, travertine flooring
    - Laminate kitchen floor
    - Living area carpeted
    - Vaulted ceiling
    - Spiral HVAC ducting
    - Tankless heater
  - Shop
    - 1,440 s.f. main floor
    - 12' x 12' bays, 16' central aisle
    - Interior stud-wall w/ T1-11 plywood interior walls
    - Numerous 110v circuits
    - Three 220v circuits
    - Raised 12' x 12' floor (covers originally spec'd sloped floor w/ floor drain)
    - Climate controlled storage room
    - Half bath (commode & sink)
    - Dual sliding barn doors
    - Window unit A/C
    - LED lighting (4 workspaces)
    - Dust collection system conveys

#### RV Shelter

- 40' x 12' RV storage
- 20' x 12' tractor / vehicle parking w/ implement rack storage
- Metal roof
- Fir poles
- RV hookups, water, 50/30amp, sewer (field lines only)