

# 774 Co Rd 449

## Hallettsville, TX

### FEATURES & AMENITIES

#### HOME & LAND STATS

- 4,175 SQFT Home (appraisal district)
- 4 Bedrooms
- 3 Full Baths
- Year Built – 2009 (appraisal district)
- 100 Acres – Fully fenced (5 strand)
- 1-acre tank – not stocked
- Shop
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#### GENERAL AMENITIES

- Covered front and side porch
- Front Portico with circle drive
- Oversized 3 car attached garage
- Exterior – Stone
- Foundation - Slab
- Hurricane rated windows
- Hand scraped Acacia hardwoods in main living areas
- Ceramic tile in all wet areas
- Carpet in bedrooms
- Venetian Plaster in main living areas
- Hot water heater – 2 tankless on demand
- Well – Aerobic
- Pump House with automatic temperature-controlled heat lamp
- General propane generator (Generac)
- Sauna – multiple person
- Large entertaining back patio with firepit
- Yard irrigation system
- Security System
- Home and attic decking
- Vinyl fenced back yard
- Interior walls – ½ clad

#### KITCHEN

- Thermador - 6 burner stove with grill, griddle and double oven
- Viking – Side by side Refrigerator
- Thermador Microwave
- Thermador – 2 Warming drawers

- Dual kitchen sinks
- Large walk-in pantry (9'x9)
- Knotty alder cabinets
- Cosmos Granite countertops
- Tile Floor
- Tumbled marble backsplash
- Recessed lighting
- Ceiling fan
- Soft close cabinets and drawers
- Lazy Susan
- Stove pot filler
- Crown molding

#### BREAKFAST NOOK

- French doors overlooking side covered patio
- Double sided fireplace
- Tile floor
- Recessed lighting
- Ceiling fan
- Crown molding

#### FORMAL DINING ROOM

- High ceilings
- Full wet bar with beverage U-LINE fridge and ice maker -
- Recessed lighting
- Ceiling fan
- Tile floor
- Crown molding

#### TEXAS GREAT ROOM LIVING AREA

- 20' Beamed ceiling
- Floor to ceiling free-standing double-sided stone fireplace with Mesquite mantel
  - Double sided with breakfast nook
- Hand scraped Acacia hardwood floors
- 2 Ceiling fans
- Recessed lighting
- Surround sound



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### OFFICE

- 12' Beamed ceiling
- Knotty alder custom built-ins
- French doors leading to back entertaining patio
- 2 Ceiling fans
- Hand scraped Acacia hardwood floors
- Recessed lighting
- Crown molding

### HIDDEN VAULT

- Large walk-in temperature-controlled vault
- Built-in stained cabinetry and gun racks
- Fort Knox safe door
- 12" concrete surround

### OWNERS BEDROOM

- High ceiling
- Recessed ceiling
- Carpet
- Ceiling Fan
- 2 large walk-in closets with custom stained cabinetry
- Crown molding

### OWNERS BATHROOM

- Double sink vanity
- Custom hand carved vessel stone sinks
- Large soaking tub with air bubble massage
- Walk-through shower with rain head and shower wand
- Ceramic tile throughout
- Knotty alder cabinets
- Crown molding

### GUEST BEDROOMS – 3

- Double wall-to-wall closets with dual doors
- Carpet flooring
- Ceiling Fan
- Crown molding

### GUEST FULL BATHROOMS – 2

- Shower/tub combo – Main living area
- Large walk-in shower – Guest bedroom location
- Custom hand carved vessel stone sinks
- Ceramic tile flooring
- Crown molding
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### LAUNDRY ROOM

- Custom built-in cabinetry
- Deep washing sink
- Laundry drying rack
- Built-in laundry hampers
- Washer and dryer – included
- Ceramic tile

### SHOP/BARN

- 2400 sqft
- 40' x 60'
- Overhang
- Built-in work bench
- Sink
- RV Hookup
- Dual 12' roll up automatic doors
- Insulated ceiling
- Concrete floor

### ADDITIONAL INFO

- 300-yard shooting range
  - 50, 100, 200 & 300 yard
- Deer feeder
- Cattle corral with chute
- Dual working water floats
- Feeding troughs
- Buried propane
- Houston – approx. 118 miles
- San Antonio – approx. 115 miles
- Austin – approx. 112 miles
- From Dallas – approx. 265 miles



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