

Property Features

16650 Royder Rd, College Station, TX 77485

We urge you to read the homeowners narrative of what makes this property such a special place.

Property Features

- 33.05 Acres
- One Acre +/- private pond
- Seasonal wildflowers thoughtfully cultivated along the driveway and throughout the property
- Cross fenced
- Dry Creek (seasonal water only) located at about the halfway depth of the property
- Abundance of wildlife that visits the property and pond
- Only the far right corner of the property is believed to be in any flood risk area
- Homesite was selected to be the highest point of the property where water drained away in all directions – no flooding anywhere near the house since it was built
- 800'+/- gravel drive with wide clearing for RV's and wide trucks
- Gated entrance

Home Features

- Custom designed by Tad Vaughn and built by Borksi Homes – Danny Borski
- Built to College Station city code in 1996
- Texas Victorian Style home – inspiration taken from their favorite Galveston homes
- 4,513 sf home with 2 enclosed and climate-controlled sunrooms
- Pier and beam monolithic slab specifically designed for the clay soils of the property
- Roof is in great condition with 30-yr composite shingles and steep pitches with a 2' kick out to easily walk on and clean the gutters – circa 2011
- Vinyl Siding Exterior – color is in the mold (not painted on). Siding and roof were cleaned Spring, 2021.
- 4 Bedroom home, Study with a storage closet, 3 Full Baths, 1 Half Bath, 1 ¾ Bath (Water closet with toilet & sink, separate shower in the laundry room)
- 3 Heat Pumps – two for the first level and one for the second level
- 2 Water Heaters – unit in garage replaced in May 2021, unit in attic replaced in 2017
- Sunroom on garage side – Pella triple pane windows with blinds between the panes. Climate controlled with the central HVAC
- Sunroom between the owner's suite and breakfast room – double pane windows with sliders across the back (to allow light in for plants sliders are not low-E). Climate controlled with a package wall-mounted AC and heat unit.
- Double Pane Pella low-E windows throughout the home (except as described in one of the sunrooms)
- Driveway is recently pressure washed and sealed
- Hardwood floors throughout the main living areas
- 10' ceilings throughout the home
- Surround sound/intercom speakers throughout the first and second floors
- Wainscoting found throughout the first floor, the staircase, and second-floor landing area
- Kitchen features custom pecan wood cabinets (1996) with a 4-bin recycling pullout and a separate 1 garbage bin pullout.
- Central vacuum throughout the house

- Natural slate tile in kitchen, breakfast room, laundry room, sun porches, and outside porches
- Corner cabinets in the kitchen features lazy susan shelves
- Jenn-Air electric range has glass top electric cooktop and downdraft vent
- Extra-quiet Bosch dishwasher
- Solid surface Corian® counters in the kitchen with hand-painted tiles in the backsplash that feature flowers found on the property
- Kitchen sink and faucets are one year old
- Kitchen “tin ceiling” is a 100-year old pattern
- Large in-cabinet pantry with pullout shelves (Victorian style). Storage cabinet in the pantry with a laundry chute from the second floor.
- Laundry room boasts a laundry sink, folding ironing cabinet, and room for an additional refrigerator/freezer.
- Formal dining room boasts hardwood floors, two antique chandeliers, and under stairs storage
- Family room boasts hardwood floors, a wood burning fireplace with hand-formed tiles and solid masonry through the roof, built-in entertainment center, wet bar, and storage closet. Wall of windows overlooks the center sunroom and pond.
- First floor Owner’s Suite features hardwood floors and a sitting area with a door to the center sunroom. This large bedroom easily fits a king size bed, 2 large nightstands. Reach-in closet with mirror sliders in the bedroom (second walk-in closet in the bathroom).
- Primary bath – 2”x2” tile floors, cultured marble counters and shower, glass shower features a corner seat, corner Jacuzzi tub, water closet, and cedar walk-in closet.
- Study features hardwood floors, a storage closet, and could easily be a first-floor secondary bedroom
- Second-floor game room with two storage closets that go through to adjoining bedrooms – great for storage, a reading nook, or hidden play area for the kiddos
- Bedroom #2– private en’suite with laundry chute to first floor storage closet in the pantry, 2 walk-in closets.
- Bedroom #2 en’suite – bench seat storage under the window, cultured marble vanities, tub with shower
- Bedroom #3 – 20’ rotunda stained wood ceilings, wrap-around windows with views of greenery around the home
- Bedroom #4 – cedar walk-in closet, 2 storage closets (one is adjoining to the game room)
- Home boasts blown-cellulose insulation with extra insulation between levels and in interior walls for a sound barrier
- Attached 3-car garage is an extra 4’ wide and 5’ deep for parking oversized vehicles in 2 bays
- Garage features a cellulose insulated ceiling fan and exhaust fan. 2/3 of the garage attic is decked for storage
- 1/3 (+/-) of the second-floor attic is decked for storage

RV Barn/Workshop Features

- 40’ x 50’ barn with 12’ x 14’ front and rear sliding doors
- 18’ x 50’ loft with two loft sliding doors with hoists (easily hook up an electric wench for moving heavy objects up to the loft)
- Walk-up stairs to the loft
- Rear roll-up door for a tractor
- 2 RV hookups (left and right) with 50 amp electric, water, and sewage drop
- 1 exterior 30/50 amp electric hookup
- RV turnaround driveway behind the barn for easy entrance and exit with your RV or large trailer
- Large half bath with 220amp hookup where you could easily add a water heater
- Aluminized roof – steel with aluminum bonded to it to reflect heat

[This information is provided as part of the property marketing and is deemed reliable but not guaranteed.](#)