

2325 VOGEL LANE

PATTISON, TEXAS

GENERAL INFORMATION

2-story French provincial
formal living room, formal dining room, family room, country kitchen,
morning room, 4 bedrooms, game room, 2½ baths
utility room, attached over-sized garage
gray brick on slab
alarm system
9½ ft. ceilings through-out
all electric
Pattison city water
no M.U.D. taxes
2 separate AC/heat units
smoke alarms
? pull-down stairway to large lit attic
double-paned windows
hand-stained woodwork
ceiling fans with light fixtures
3134 square feet (heated and cooled)

PROPERTY/LOT INFORMATION

1.17 acres
heavily wooded, landscaped lot
large, private brick patio with border lighting
curved sidewalks with contrasting brick trim
concrete double-wide driveway with apron
underground utilities
separate, fenced area for pets
adjustable height basketball goal
parcel-size brick mailbox
horses permitted

KITCHEN (12'8" x 14'8")

real wood custom ash cabinets
center work island
? walk-in pantry
trash compactor
dishwasher, black glass front
drop-in stove with black glass oven
built-in microwave oven
built-in desk/message center
greenhouse window
vinyl floor
? fluorescent lighting

FAMILY ROOM (16'1" x 15'4")

custom block paneling
all stained woodwork
brick and mortar fireplace
exposed beam ceiling
ceiling fan with light fixture
wall-to-wall carpet

LIVING ROOM (16'5" x 15'4")

custom block paneling
bay window
ceiling fan with light fixture
exposed beam ceiling
wall-to-wall carpet

DINING ROOM (12'9" x 11'3")

ceiling molding
wainscoting with insets
chandelier
hardwood floor

ENTRYWAY/STAIRWAY

leaded glass, stained wood front door
hardwood floor
ceiling molding
large walk-in closet
powder room with ventilator fan, vinyl floor, linen cabinets?
carpeted stairway with stained woodwork
landing with leaded glass window (7. OUR STAINED GLASS)

MORNING ROOM (12'1" x 12' x 10")

bay window
ceiling fan with light fixture
vinyl floor

UTILITY ROOM

storage cabinets
broom closet
washer/dryer connections
vinyl floor
octagonal window

GAME ROOM (15' 11" x 26' 6")

separate controlled AC/heat?
2 ceiling fans with light fixtures
2 sky lights
2 hideaway closets
decorator window
wall-to-wall carpet

MASTER BEDROOM (21' 8" x 13' 6")

bay window
ceiling fan with light fixture
2 large, lit closets with mirrored sliding doors
TV and phone outlets
linen closet
separate built-in vanity with mirror
wall-to-wall carpet

MASTER BATH

over-sized tub with jacuzzi
separate glassed-in shower
2 sinks
vinyl floor
large privacy window

FRB?

BEDROOM 2 (15' 4" x 10' 4")

bay window
built-in desk and bookshelves
ceiling fan with light fixture
lit closet with mirrored sliding doors
TV and phone outlets
wall-to-wall carpet

BATH 2

2 sinks
tub with shower
linen cabinet
ventilator fan
vinyl floor
octagonal window

BEDROOM 3 (13' 4" x 12' 11")

lit closet with mirrored sliding doors
ceiling fan with light fixture
wall-to-wall carpet

BEDROOM 4/LIBRARY (9' 7" x 12' 9")

ceiling fan with light fixture
lit closet
wall-to-wall carpet

Office?

Phone Line?