

**OVERVIEW:** Welcome to the country where wraparound porches meet big starry skies. The gently rolling pastures are surrounded by trees with a sparkling lake in the middle, woods with stream, long road frontage lined with a wood board fence. The 4440 sq. ft. home is full of great surprises. The 27' x 27' great room boasts a vaulted wood ceiling, wood floors, large wood burning fireplace with built ins and a wall of windows dressed in Plantation shutters looking out to the porches and shady yard. The chef worthy island kitchen features Thermadore Pro appliances including a 6 burner range, two ovens, microwave, dishwasher and built in oversized refrigerator. There are 6 bedrooms, 4 baths, 2 offices, front sitting area, den, utility room and kitchen all on the first floor. Upstairs is a large game/media room. Outside you'll find the 60' x 30' 3 Bay Shop/garage, a 3 bay tractor/trailer shed, shooting area, trail in the woods and good fences.

**FOYER:** 17' x 13' Formal living/sitting room, wood floors

**GREAT ROOM:** 27' x 27' includes dining area, wood floors, vaulted wood ceiling, wood burning fireplace, built ins on either side, propane space heater, surround sound speakers, wall of windows with plantation shutters.

**KITCHEN:** 19' x 13' slate floors, granite counters, island with deep drawers, custom cabinets include a wine rack, trash drawer, Thermadore Pro 6 burner range with oven, additional wall oven, microwave, dishwasher, vegetable sink on island, corner walk in pantry, under cabinet lighting vaulted tin ceiling with trusses.

**OFFICE:** French doors separate the office from living room and primary bedroom.

**PRIMARY BEDROOM:** 17' x 15' opens to porch, large walk in closet with built in ironing board, built in safe stays with house.

**Primary BATH:** His and hers vanities with granite counters, large walk in shower. Small room between Primary and hallway houses the recently updated water heater and water softener.

**2<sup>ND</sup>:** 13' x 10'

**2<sup>ND</sup> BATH:**

**3<sup>rd</sup>:** 13' x 10'

**4<sup>th</sup>:** currently used as a craft room

**3<sup>rd</sup> Bath:** next to craft room

**2<sup>nd</sup> primary suite:** 13' x 13' bath with claw foot tub.

**4<sup>th</sup> bath:** shower, granite vanity

**2<sup>nd</sup> office:**

**Utility room:** counter with sink, cabinets,

**Upstairs:** 29' x 21' Media/Game Room

**Noteables:** Interior paint 2020, Water heater 2021, water softener 2021, new washer/dryer stay and refrigerator and built in safe.

**GARAGE/SHOP:** 60' x 30' 4 roll up doors, 220 amp plug

OUTSIDE: propane tank 2021, 3 total CHA units (one new 2021), Hardie Siding 2006, exterior painted 2020, front deck replaced 2019, rear and side deck replaced 2006, outdoor speakers, All new gutters piped to pond 2021,

TERRAIN: rolling

SOIL: sandy

TREES: Oaks, pine, cedar, magnolia, other

MINERALS: all owned will convey

PONDS: one large, stream from pond overflow

TRACTOR/TRAILER SHED: 3 bay, center one 12' tall

FENCING: wood board on front and barbed wire on sides and back.

UTILITIES: Water for house – New Ulm (average \$45-\$50/mo)

Electric and propane last year - \$3,772.11

Trash pickup – Texas Disposal \$421/year

Water well supplies sprinkler system 4" pipe 390 feet deep, 5 horsepower pump.

Replaced Propane tank 2021

Standard Septic system – 3 tanks

Terminix Preventative Bait system installed 2021

TAXES: 2021 \$8146 (Austin county, FM roads and Colorado County ISD)