



## Reasons to LOVE this home!!

Many memories have been made here.  
Here are a few things the sellers love about this home.

1. Peacefulness! Having a cup of coffee or glass of wine in the gazebo and having nothing but peace around.
2. Wonderful property to have a party! We have had such great parties for kids here. From water slides to hay rides, movies on projections, nerf wars, petting zoos- there is room for everything!
3. Holidays. Such a beautiful home for the holidays. Christmas is amazing in this home, as well as every other holiday. There is so much room to host family for meals and entertaining. Hosting our entire family for Christmas morning is one of my favorite memories here.
4. The guest house is such a nice thing to have. We never rented it out, although it would be so easy to have done. We have family from out of town that comes to Texas for medical treatments and they always have their own place to stay be at home when they come.
5. The land in the back. My son loves to be outside. He can go to the back pasture and be out there all day. He goes fishing for hours, makes forts, sets up feeders, watches the wildlife, and just does boy stuff. He isn't addicted to gaming devices or TV- he goes and finds things to do outside
6. I completely remodeled the master bathroom and it is one of my favorite places in the house! The free standing tub and the shower make it such a relaxing place to be.
7. So much space in the house. There are extra spaces with the storage room in the back, that could be an extra room if needed, the loft upstairs, the office, and all of the closet space. There are so many hall closets and walk in closets!
8. We used the covered carport as an outdoor entertaining and cooking area. I put in a BBQ grill, outdoor sofa, table, and some things like that to make a nice covered area to sit and relax. It is a really nice space that is not wasted with parking- we put in a detached garage at the rear of the house for that!
9. In the wintertime, the fireplace that you can turn on with the remote is amazing. You can just cozy up in the living room and hit a button and you have a fire in the fireplace. It brings a whole new level of ambiance, but without having to fight the wood and mess of a fire.
10. SO.MUCH.CABINET.SPACE in the kitchen. The cabinets seem endless in the kitchen! They hold so much and keep going and going!

**Tangela M. Bailey, REALTOR GRI**  
[tangela@propertyrepresentation.com](mailto:tangela@propertyrepresentation.com) | 512-299-8422