

2103 FM 1965, La Grange, TX 78945

Features & Improvements

- Beautifully maintained, newer construction completed in 2019. Move in ready!
- Large mature trees and well-kept, low maintenance landscaping.
- Neutral interior colors, travertine tile in kitchen area, natural hardwood floors in the common areas and carpet in all bedrooms.
- Covered breezeway leads to a detached oversized three car garage. Large, decked area above the garage for storage.
- A 536 sq. ft. game/exercise room with half bath is located on the north side of the garage. A mini-split HVAC unit provides conditioned comfort. A small, insulated storage area is located above the game room.
- Beautiful, relaxing view of the Fayette County valley from the expansive, covered back porch. Back porch is also sound system ready.
- Concrete driveway with circular drive. Large concrete parking area in front of garage.
- Energy efficient construction with 2" x 6" exterior walls and spray foam attic insulation.
- Four on-demand water heaters provide endless hot water.
- Four HVAC units ensure efficient temperature control.
- Ethernet jacks in every room.
- Multiple storage areas throughout the house, including a hidden storage room for valuables. Large, fully shelved storage closet on main level and storage under stairway.
- 500 Gallon propane tank is located underground and positioned west of the house.
- Propane powered standby generator powers essential areas of the house in the event of a prolonged power outage.
- Water well located on property.
- House water is supplied by rural water company (Fayette Water Supply Corp.) but can be switched to onsite water well if necessary.
- Water softener located in outdoor storage area accessed from back porch.
- Inner fenced 1 acre area around house is goat-wire fencing that is recessed into the ground to prevent any animals from digging under the fence and entering the yard.
- Inner fenced 1 acre is fully sodded with St. Augustine grass and fully irrigated with an automated sprinkler system. Water is supplied by an on-site water well.
- Personal weather station, located west of the house, keeps the owner aware of current weather conditions via phone app.



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