

1496 Kramr Rd.
Fayetteville, Tx 78940

On the outskirts of Fayetteville and minutes from Round Top, Trinity Farm sits atop a 55+ acre parcel with panoramic views of the rolling countryside. Round Top Home Builders worked with the designer/seller of the farm to custom design and build the new modern farmhouse and to lovingly restore 2 historic guest houses. There's a tennis court (which could be converted to a pickle ball court), a new fully insulated shop, as well as an old barn and another house waiting for rebirth. This is a real beauty with all the designer touches found in country chic properties.

- *55.369 acres w/panoramic views of the rolling countryside
- *has a coveted wildlife valuation - taxes \$8996
- *2 stocked ponds and fenced on 3 sides
- *irrigation system for flower beds and grass around house
- *driveway regraded and new drainage/culverts and gravel 2019
- *2 water wells – one used for irrigation and the other (300' depth) treated with Chlorine (household use)
- *2 septic systems... one for main and guest house and another for bunk house

MAIN HOUSE:

- *3bd/2.5bth custom designed/built by Round Top Home Builders 2019. Primary has ensuite bath, "Jack and Jill" between other bedrooms (one being used as office now) a powder rm, and an additional shower located in utility room
- *2627 total a/c area plus 1178 covered porches and landings.
- *2-car oversized 28X30 garage w/attic, keypad and monitored/ remote setting and 220 outlet in case buyer drives an EV!

- *Security System includes Ring Doorbell and camera on exterior and monitored SimplySafe alarm, cameras and fire protection on interior and all can be remotely monitored/set via app
- *GE Monogram stainless steel appliance package including double convection ovens, gas cooktop and downdraft vent system.
- *Tankless water heater
- *Commercial grade roller shades, including motorized shades with remote control on 4 upstairs windows
- *Oversized 5 x 13-foot reclaimed barnwood kitchen island with double-loaded cabinets and book-matched marble slab top.
- *Reclaimed barnwood floating kitchen shelves with custom fabricated iron bracketing.
- *Reclaimed vintage factory lights accent kitchen island and baths.
- *See-through Superior gas fireplace with remote control can be enjoyed from the living area or porch.
- *Custom-designed/site-built floating staircase
- *100% wood walls – primarily new shiplap/remaining reclaimed wood
- *Thoughtfully preserved elements from the historic 1920's farmhouse originally built on the farm, including: ceiling beams, beadboard, siding, picket fence gate arch, back doors, and farm sinks.
- *and it has a lightening rod!
- *house foundation is not a slab but is built on over 100 piers extending 13 feet down.
- *staircase is a more modern “floating staircase”

And read next page for the rest of the story!

GUEST HOUSE:

- *4bd/1.5 bath
- *sold fully furnished
- *1209 Sq. Ft
- *HVAC and WiFi
- *Security lock box
- *microwave and mini-frig
- *original wood floors
- *original beadboard downstairs
- *vintage entry and upstairs bedroom lighting

BUNKHOUSE:

- *3bd/2bath
- *sold fully furnished
- *1496 sq. ft.
- *HVAC and WiFi
- *security lock box
- *microwave and mini-frig
- *separate entrances
- *original stenciling from late 1800's
- *original long-leaf pine in downstairs bedrooms
- *original beadboard downstairs

SHOP:

- *40X60 fully insulated built 2020
- *roll-up doors on 3 sides
- *5" slab
- *upstairs office
- *space for bath addition
- *high-end task lighting

OTHER AMENITIES:

- *tennis courts – resurfaced 2018 (by Classic Sports of Houston) and could be striped for pickle ball!
- *antique barn - 733 Sq. ft. (has ductwork for AC in upstairs but unit not working)
- *old historic home down by pond waiting for restoration-uninhabitable now
- *gas fire pit surrounded by Adirondack chairs
- *regulation Corn Hole course
- *owned propane tank