

3190 FM 1361, Somerville – Description & Information

Attention Texas A&M Alumni!! Breathtaking ~30 Acre Retreat full of wildlife, privacy and relaxation. This one-owner property is situated with paved FM 1361 frontage yet is set back behind the trees for complete privacy with an electric gated entrance. The stunning hilltop Main Home (2016) and Guest House (2022) combine for a total of 4 bedrooms, 3.5 baths and approximately 3972 sq. ft. living area plus great outdoor entertaining areas including a Pool area with Spa overlooking the lake. Some of the many property highlights include a Live-Water Creek (Davidson Creek), acres of Woods with Trails, Stocked Lake with Fishing Pier and high fencing and pastures for wild game. Truly an exceptional property surrounded by other stately ranches located 20 minutes from Brenham and 30 minutes from College Station, perfect for weekend Texas A&M game parties or your full-time homestead retreat.

Both homes are one-story and custom built by Thielemann Construction with Stone, Stucco and Cedar construction on slab foundations with metal roofs. The homesites were well planned and executed for shady afternoon entertaining and beautiful views of the property. All improvements are set at high elevation and have never flooded.

Main Home: 2 Bedrooms, 2 Bathrooms, ~2697 SFLA with Smart Home Systems. Moss rock & stucco exterior, Class 4 metal roof, double hung windows, 2" x 6" exterior walls and 2-car attached carport with outdoor shower. All living areas and main bedroom have walls of glass with pool and lake views and stained concrete floors. The front door is from a large fortress in India (I was told 250 years old) and opens into the Dining Room with 13' ceilings. The Den is lined with windows and built-in cabinets with beverage refrigerator and sink. Back-to-back fireplaces in the living areas- one with gas logs and one wood-burning with gas starter. The gourmet Kitchen has all Thermador appliances with a 6-burner gas range, electric oven, refrigerator/freezer, quartz counters, large island with extra sink, hand painted tile back splash, walk-in pantry and desk area with wine fridge and extra cabinets. The kitchen opens to Living Area with 17' ceilings, Austin Stone accent wall, wall of windows with amazing views and triple French Doors that lead to the back patio. The Primary Bedroom is a retreat of its own with French doors and windows with plantation shutters that overlook the pool and lake, an En Suite bathroom with soaking tub, steam shower, double sinks, lots of built-in storage and walk-in closet. The back hallway connects the Laundry/Mud Room with quartz counter and deep sink, a full bathroom, built-in Office Area and second Bedroom.

Guest House: 2 Bedrooms, 1.5 Bathrooms, ~1275 SLFA. Features include a wrap-around porch with Outdoor Shower and views of lake, 30'x19' open Entertaining Area with full Kitchen and soaring ceiling and stone fireplace, two Bedrooms, Hollywood style bath and a large Mud Room.

The back of the Main Home is situated to face the pastures and lake for incredible views! Four sets of French Doors lead to the shaded back patio with sitting areas and beautiful Pool with beach entry and whirlpool spa with phone app controls. The Lake is approximately 14' deep and stocked with Bass, Blue Gill, Tilapia and Catfish and has a Fishing Pier with sprinkler system, flower beds, 2 storage closets, water, lights and ceiling fans. The lights on the pier include a night-fishing light and can be controlled from the Primary Bedroom. Also near the pond is a serene 16' x 16' Pergola with 8" x 8" columns, Fire Pit and water. There is additional exterior lighting with photocells (on at night and off during the day).

Also on the property is an 36' x 16' storage building, 26' x 16' storage garage plus a 10' x 10' dog shelter with power and fan with roll up doors. Dog kennel has a 6' fence. The property has sandy soils, great drainage and variety of trees including Loquat, Red Oak, Magnolia, Weeping Willow and Oak. The Live Creek at the far end of the property is surrounded with magnificent trees. The property line goes about another 150' past the creek.

Utilities: Full house 24k generator. Two Water Wells: Water Well #1 controls a 7-zone water system around house, on/off valves for the pergola, fishing pier, the Texas star flower bed where the flag is and to keep constant level on the lake. Water Well #2 at Pump House closest to house- 3-tier water filter system, iron reducer, and services house and pool. Two Electricity Meters: #1- House. #2- Water Sprinklers (keeps lake full), Night Lighting. Total electric monthly \$275- \$425 depending on the month.

Minerals: Buyer will receive all surface rights. Seller owns and retains 100% minerals excluding rights of ingress and egress.

Optional Equipment and Animals: Zero turn mower, push mower, 29 "Black Buck" Antelope herd (easy breed to manage), feeders, troughs and Fire Pit