

RED BARN FARM
10427 FM 229
Grapeland, Texas 75844

PROPERTY

11.46 acres of mixed hardwood and pines, with timber exemption
Rolling terrain with small creek in back
Located ½ mile from Houston County Lake public boat ramp
Deer feeder, camouflaged blind, bird and humming bird feeders

HOUSE

Built in 2010 - "Bayou Cottage" designed by William Poole
1.5 stories
4 bedrooms (master down & 3 up) & 3.5 baths (1.5 down & 2 up)
Open concept breakfast / kitchen / living room
42" wood-burning fireplace
Formal dining room & office/study
Large utility room with deep sink, washer, dryer & freezer
Recreation room upstairs
Includes total-house surround sound, two large flat-screen TV monitors, eight camera security system, naval weather station, gun safe
Total footprint = 5,090 square feet
 Living area = 3,492 square feet
 Covered front porch = 475 square feet
 Attached 2-car garage = 485 square feet
 Rear deck = 557 square feet
Outdoor kitchen = 240 square feet

METAL BARN

Built in 2006
Bottom floor: 2500 square feet drive-through fabrication shop
 1 ton center hoist & 1 ton side hoist
 AC / DC electric welder with steel work table and vice
 60 gallon 150 psi air compressor with 3 mounted hose reels
 Wired 120 & 240 volt
 Desk, shelving & work benches
 2 sinks & 1 toilet
 285 square foot covered parking area
Top Floor: 1000 square feet furnished apartment
 285 square feet covered deck
 Walk-in pantry & storage
 Study / second living area
 1 bathroom with shower & 2 sinks
 Large bedroom with closet

TOTAL SQUARE FOOTAGE 9,400; UNDER ROOF 8,843