

# **550 Langham Road**

## **Beaumont, Tx**

Offered at \$599,000

### **A 6-ACRE ACADIAN STYLE ESTATE**

Here is a great 6-acre multi-purpose 'destination' home in West End Beaumont!

The stylish main home has over 3000 square feet of living space with a grand elevation featuring impressive white columns on 3 sides and dormer windows on front and back of house! The 2-car attached brick carport includes a secure storage room and a laundry room with a shower & toilet. A 3<sup>rd</sup> car garage offers extra parking for an attached efficiency apartment! AND...At the rear of the property is a guest house and an iconic implement shed, adding character to the entire setting! In all, there are 7 bedrooms with 5 being in the main house.

### **MAIN HOUSE -FIRST LEVEL FEATURES**

- ❖ Impressive columned porches on 3 sides
- ❖ 15 panel wooden front door with side lites & transom window
- ❖ Oversized foyer, (formerly piano room)
- ❖ Great Room with full length windows, beautiful view
- ❖ Tiled kitchen with breakfast bar and pantry
- ❖ Tiled breakfast room with backyard view
- ❖ Split bedroom plan with 4 downstairs bedrooms
- ❖ Two tiled bathrooms downstairs
- ❖ Primary bedroom has 2 closets and carport access

### **SECOND LEVEL FEATURES**

- ❖ Oversized bunkroom can accommodate 3 beds or more
- ❖ 8 x 8 sitting area with backyard view
- ❖ 2 Study Nooks with front yard view
- ❖ Zoned A/C & Heat
- ❖ Large Bathroom w/shower
- ❖ Ample Attic Storage

## **EFFICIENCY APARTMENT**

The 3<sup>rd</sup> attached brick carport lends covered parking to a perfect sized efficiency apartment. This apartment has open concept living/sleeping and kitchen area and one full bathroom. French doors offer front and back entry with covered sidewalk at front and back and covered parking. Like in the main house, the occupant will enjoy the gorgeous 6 acre grounds with tree studded shady lawns and plenty of open space!

- ❖ One bedroom
- ❖ One bath
- ❖ Tiled Flooring
- ❖ Central Heating and A/C (connected to main house)
- ❖ 1 Car Carport (Brick)

## **GUEST HOUSE**

Separately metered and further back on the property, down a long driveway is a 2 room (appx 900 sf) guest house for family or tenants, or use it for an art studio! This frame house has a quiet and peaceful setting with plenty of yard and parking area near the house. It features

- ❖ Open Living/Kitchen combo
- ❖ Kitchen with range and ample cabinetry
- ❖ One private bedroom
- ❖ One Bathroom (Shower only)
- ❖ Plenty of room for a foldout sofa or extra bed in open area
- ❖ Front and back entries
- ❖ Two car attached carport

With a concrete drainage canal at the rear of this property an assortment of cranes and other beautiful birds are attracted to the tree studded grounds! No flooding issues ever, per owners. And a new survey is available!

***MAKE THIS RETREAT YOUR OWN! CALL ANY REALTOR FOR AN APPOINTMENT!***