

1813 Cemetery Rd. Bellville, TX

❖ Mill Creek Custom Home

- Built in 2014
- 2,551 sq ft
- 3 bedroom, 2 ½ bathroom, 1 living, office

❖ House upgrades and Specifications:

- Brick and Hardiplank exterior. Only wood is at garage door facings.
- New tank hot water heater 2023
- Plumbed and wired for tank-less hot water heater
- Wired with sensors doors and windows for security system
- Spray foam whole house exterior including side walls and attic
- 2 air conditioners with all new duct lines in 2023
- 400 amp Electrical panel
- Post tension foundation
- Attic- separate area for storage with decking
- Soffit plugs for Christmas lights
- Wired for telephone and hard wire internet
- Whole house PEX plumbing
- Ample closet storage space
- 2 Car garage
 - Insulated

❖ Mud room/ Utility Room

- Oversized with entrance from garage
- Sink
- Walk-in storage closet
- Refrigerator/freezer space with plug

❖ Office

- Exterior entrance
- Half bath
- Vinyl plank flooring

❖ Kitchen

- Custom Dark Ash cabinetry to the ceiling
- Under cabinet lighting
- Level 4 Granite counters
- Glass cooktop
- Double oven
- Walk in pantry
- Under counter cove wired and water line for remote icemaker or wine chiller
- Eat in dinette area with recessed ceiling accents.

❖ **Living room**

- Floor plugs
- Open concept, pass through to kitchen
- Exposed veneer ceiling beams for accent
- Fireplace plumbed for gas if new owner decides to install propane
- Built in entertainment with accent shelving
- Pre-wired for surround sound

❖ **Dining room**

- Tile floors
- Dry bar built in space

❖ **Large open entryway**

❖ **Front porch**

- Large with seating space and views
- Porch plugs
- Up lighting accents around house

❖ **Back porch**

- Large with seating and table space
- Sun curtains
- Ceiling fan pre-wired
- Wired for TV and sound
- Plugs

❖ **Primary Bedroom**

- Split floor plan
- Coffered ceiling accent
- Side wall of windows with views

❖ **Primary Bathroom**

- Bubble jet tub with heater
- His & Hers sinks and vanities
- Toilet closet with concealed access to SAFE ROOM/ Tornado shelter
- Walk in shower, tiled with bench
- Walk in closet with built in shelving and drawers
- TV in bathroom
- Technology closet access for house

❖ **Bedroom 2**

- Wood laminate floors
- Walk in closet
- 2 oversized windows

❖ **Bedroom 3**

- Well sized closet
- 1 oversized window
- Wood laminate floor

❖ **Jack & Jill bathroom**

- Sink and vanity for each bedroom

❖ **Well House**

- 14' x 20'
- Electricity- lights and plugs
- Dirt floor
- Well- 330' on water at 100'
- Whole house water softener located in well house
- Separate water supply & disconnect for outside spigots and house service for freeze or higher pressure in house
- Storage space in well house

❖ **Property**

- 5 Acres
- Unrestricted land
- Current cattle lease in place, to be negotiated by new owner
- Surrounded by 1 large ranch
- New fencing- 5 strand barbed wire
- New installed road with culverts