



“On The Square”
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~Welcome to Sycamore Crossing Wildlife Preserve~



Located in the heart of Austin County, 120 acres that embodies Texas country living. The home is a masterpiece of craftsmanship emanating an aura of comfort and old-world character. Natural materials and quality finishes define this 5,200 sq. ft. thoughtfully curated floor plan with 4 bedrooms, 5 baths and an abundance of living space. A seamless flow from the kitchen to the living and dining areas, ideal for entertaining. The opulent kitchen is peerless in function and design, hand carved 10 ft. island made from grainery wood, Chicago brick wall, gas range, electric double oven, wine refrigerator, copper hood/sink, large walk in pantry and cozy breakfast nook. Primary bedroom has its own flex room and ensuite 4 piece bath, walk in closet and jetted soaking tub for a spa like experience. There is a warm and welcoming guest wing with a family room spacious enough for entertaining, 2 bedrooms with private baths, loft area and large sliding window doors that open to the screened in porch with a wood burning fireplace. Authentic features include travertine floors, vaulted ceiling with hand hewn European Beams, hand carved French Oak floor, porte-cochere drive decorated with Katrina Roses, large laundry room, office and pool. The land's beauty and privacy harmonize native landscape, abundant wildlife, and relaxed lifestyle. Enjoy fishing in 2 ponds, hiking the rolling wooded terrain along with a variety of recreational uses. A barn/barn-dominium with great entertaining, full living quarters, storage space and as well as horse barn are extra bonuses. Truly a world of it's own this property is magnificent at every turn and all within a short jaunt from Houston's thriving metropolis, 30 minutes to Brenham and close to the Historic Town of Bellville. Come create your own family legacy at Sycamore Crossing Wildlife Preserve.

Sycamore Crossing Wildlife Preserve, Bellville, TX.



6925 S. Sycamore Crossing Rd		4		5 Full	Bellville	\$4,995,000.00
	Address	Bedrooms		Baths	Town	Price
Property Type	Single Family Residence	Carpet	Y			
Ext. Construction	Stone/Hardi-plank	Drapes	N	Living/Dining	18' x 21'	6' x 18'
Acres	120	Blinds	N	Family Room	20' x 16'	Guest Wing
School District	Bellville ISD	Fireplace	Y	Kitchen	15' x 20'	
Est. Taxes	\$ w/o exemptions	Dishwasher	Y	Main Bdrm	18' x 18'	
Year Built	2008	Disposal	N	2nd Bedroom	15' x 12'	
Sq. Footage in L/A	5,200 sq ft	Microwave	Y	3rd Bedroom	15' x 15'	
Foundation	Slab	Refrigerator	Y	4th Bedroom	18' x 12'	
Type Floors	Travertine, French Oak wood	Storm Door/s	N	Utility Room	18' x 10'	
Type Roof	Metal Seam Roof	Double Pane Win.	Y	Loft	12' x 24'	
Type Windows	Alder Wood/Doors	Screens	Y	Breakfast	14' x 16'	
Type A/C	Central Electric	Fenced	Y	Tax ID #	R000057310	
Type Heat	Central Gas	Public Sewer	N	Misc. Information:		
Garage	2 car detached garage	Septic Tank	Y	<ul style="list-style-type: none"> • Barndominium with full kitchen and living, 40ft x 60ft barn area, 4 overhead doors for equip. access, 3 large work benches. • Horse Barn with 3 stalls and tack room • Active Wildlife Exemption • 60 ft. Internet Tower • Two Gates for Entry • Tankless Water Heater • 1 Stocked Pond • 20 x 40 attached porch off barn-dominium for gatherings 		
Patio/Deck	Stone seating/ walk around pool	Public Water	N			
Porch/s (2)	Covered Porch /Screened in Back	Water Well	Y			
Exclusions	TBD	Propane Gas	Y			
Restrictions	Unknown	Internet Tower	Y			
MLS #	89179105	Pool	Y			
TXLS #	145972	Workshop	Y			
Mandatory HOA	None	Paved City Street	N			

* *Specification accuracy is not guaranteed but approximated to the best of our knowledge.

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Main Living Room



Dining Open to Main Living



Kitchen



Kitchen Breakfast Nook



Office/Den w/lots of built-ins



Entryway



Main Bedroom



Main Bath



Main Bedroom Attached Flex Room

Sycamore Crossing Wildlife Preserve, Bellville, TX.



Guest Area Living



Guest Loft



Screened in Porch w/Wood Burning Fireplace



Outdoor Kitchen



Interior of Barn-dominium



Large Laundry with Lots of Storage



Guest Bedroom #1



Guest Bedroom #2



Mudroom and attached back office

Sycamore Crossing Wildlife Preserve, Bellville, TX.



Barn with Living Quarters



Interior of Barn living Space



Interior of Barn



Full Bath in Barn Living Quarters



Horse Barn



Interior of Horse Barn (3 Stalls and Tack Room)

