

875 Round Top Road Amenities and Information per Seller

All dimensions should be verified by buyer

Exterior Grounds and Pond:

7.58 acres per FCAD
Automatic driveway gate and stone column fence
Wood panel siding
Double pane windows
Metal standing seam roof
Covered porches with rocking chairs and seating
Gas log fireplace
Porches with wood plank ceilings and deck
Contrasting siding and trim color
Fire pit overlooking drive and pond
Deer feeders and deer blind
Wildlife agricultural exemption in place
Water well inside well-house
Continuously running fountain aerator
Pond stocked with fish
Chipping area for golf enthusiasts
Gravel driveway
Covered Gazebo with path from house
Frisbee golf course
Gas grill and Big Green Egg
Decorative fountain
Paver patio with dining table and 5 chairs
Potential short-term rental income

Formal Dining Room: 26'x15'

Double French doors with single light to front porch
Secondary vintage double doors to side porch
Solid wood flooring
Ship lap walls
Antique bead board ceilings
Reclaimed wood beams
Custom 3-plank dining table with seating for 18
Double crystal chandeliers

Living Room: 17'x15'

Hill Country limestone wall façade
Antique wood ceiling beams
Distressed ceiling treatment in contrasting paint tone
Opens to powder room vestibule, family room and kitchen
Decorative triple crystal chandelier

Kitchen: 26'x15'

Large natural stone breakfast bar/island with contrasting paint cabinets
Professional 48" gas range with double oven with stainless steel vent-hood
Stainless steel side-by-side refrigerator
Butcher block wood perimeter counter tops
Open shelves for decorative display
5 floor-to-ceiling butler's pantry closets for ample storage with solid wood doors
Ship lap walls
Double carved-wood pendants at island
Custom Roman shades at windows overlooking patio
Beverage refrigerator
Double-basin porcelain farmhouse sink under window
Breakfast nook with bistro table and seating for 2 under pair of windows overlooking front porch
Ship lap walls and ceiling
Opens to Utility room

Utility Room: 8'x8'

Metal counter top with sink
Front loading washer and dryer
Storage closet
2 windows

Family Room: 20'x20'

Two walls of continuous windows overlooking rear yard
Solid wood floors
Antique beadboard ceiling with ceiling lights
Vintage furniture pieces utilized for cabinetry
Built-in ice maker and wall-mounted TV
Staircase leads to upstairs
Adjacent to kitchen and living room
Access to exterior door to patio

Primary Bedroom: 15'x14'

Entry vestibule with front facing window
Inset ship lap panels and sloped ship lap ceiling
Hanging crystal chandelier
Solid wood floors
Wall mounted TV
Wide-plank wood shutters on 8 large windows

Primary Bath: 6'8"x21'

Painted vintage sideboard upcycled to double basin stone counter top vanity
Solid wood floors
Mirrored medicine cabinet above vanity
Stand up shower with stone surround
Frameless shower enclosure with full-body shower fixtures
Cast iron claw-foot soaking tub with stainless steel tub filler and pull out sprayer
Hanging chandelier over tub
Obscured glass window treatment at tub
Separate water closet

Primary Closet: 8'x7'

Professionally installed storage system
Shoe racks and pull out drawers in addition to shelves
Leaded glass window allows natural light into the space

Downstairs Secondary Bedroom 2: 15'x11'

Opens to Powder Room vestibule
Closet for storage
Hanging chandelier and spot light system
Solid wood floors
Leaded glass window
2 large windows with black out draperies
Ship lap walls and ceiling

Upstairs Family Room/Den: 23'x15'

Kitchenette with sink, beverage refrigeration, storage and serving bar with counter seating
Wood counter tops
Wall mounted TV
Hanging chandelier
Ship lap walls and ceiling
Solid wood floors
Adjacent to three upstairs bedrooms

Upstairs Bedroom 3: 15'x10'

Hanging Pendant with triple lights
Ship lap walls and sloped ceiling
Solid wood floors
Currently furnished with double twin beds
Leaded glass window and triple windows with wood plank shutters
En Suite bathroom with single basin vanity in furniture piece
Tub/shower enclosure with separate water closet
Window allows in natural light.

Upstairs Bedroom 4: 13'x13'

Ship lap walls and ceiling
Hanging chandelier
Triple windows with wood plank shutters
Solid wood floor
Two double-door closets
En-suite bathroom with single basin vessel sink
in furniture piece
Tub with decorative tile

Upstairs Bedroom 5: 16'x14'

Ship lap walls and ceiling
Solid wood floor
Leaded glass window
Paired windows with wood plank shutters
Hanging chandelier
Antique reclaimed leaded glass barndoor with
multi-colored glass to en-suite bathroom
Single basin vanity in furniture piece
Stand up shower

Detached Guest Cottage

Covered porch with white picket enclosure
Barn door theme entry door
Corrugated galvanized ceiling in interior
Ship lap walls
Hanging chandelier
Two windows with café curtains
Stand-alone air conditioning unit
Wood-like ceramic tile flooring
Wall mounted TV
Separate bathroom area with kitchenette
Single basin vanity
Stand up shower
Mini-fridge, microwave and coffee pot

Carport

3 bays
Enclosed on 3 sides
Shipping containers are excluded and removed
prior to closing
Metal roof with board and batten siding