

Corner lot - 11,836 square feet

Structure - Two bedroom / 2 ½ bath Custom-built home: built 2016-2017

- Frame on slab, 2 x 6 exterior walls, Hardie Plank Board and Batt exterior walls
- First Floor - +/- 2,601 sq.ft, porches - +/- 554 sq.ft. - garage +/-465 sq.ft. w/ 18' door, auto closer
- Future Upstairs - +/- 1,024 square feet - Framed for 2 large bedrooms / With loft for study or office, Large Full bath - 4" soil stack installed. Not built out.
- Future L-Shaped stairwell designed to fit into closet on 1st floor
- Mueller steel roof - CFP Panel - Light Gray Color
- Insulation - ECCO Batt - walls - R19 / ceiling - R25 & R 30
- Luxury Vinyl Plank Flooring - 30ml wear layer with cork backing through-out
- Baths - floors, shower & tub walls - tile. Primary bath floor at vanities - LVP

Current Music Room - could be office.

Cooks' Kitchen - IKEA Premium Cabinets with under-cabinet lights / 2 cm Caesar Stone Quartz countertops.

Daily Pantry / Stainless Bosch dishwasher, 2 Bosch 30" stainless Dual Fuel Ranges with warming drawers at bottom

GE Refrigerator/freezer, Disposal, 2 Hahn stainless sinks & hi-arc Delta faucets, APEC RO water filter at sink, Broan Custom 66" Vent Hood with in-line 1100 CFM motor in attic.

Dining / Bar Area - IKEA Cabinets / Scotsman Ice Maker, gravity drain, no pump, optional timer

Hahn stainless sink with hi-arc Delta faucet.

Location for future 24" wide wine/beverage refrigerator.

Bulk Food/ Party Supply Pantry (5') in hall

Utility/Laundry/Office - GE Front-load washer & electric, dryer / GE Refrigerator/freezer / Kraus SS sink, hi-arc Delta Faucet. Office could be 3rd bedroom.

Architectural & Landscape Designs by owners

Lighting - All LED throughout - USB ports - night lights

HVAC - TRANE two-speed, gas fired, SEER 1700 - Installed by Leon's Electric, Schulenburg, TX

Whole-house Water Filter System with decal filter - AQUASANA - ten year life. In garage.

MISC Notes - Buried Electrical line w/switch from house near porch to back fence for future lighting. Wood plank at top of back fence for birdseed (birdwatching)

Building Designs -

Drainage Plan - BEFCO Engineering - La Grange, TX

Structural Plan - Insight Structures - Houston, TX

Foundation Plan - Alton G Rogers, PE - College Station, TX

Plumbing - Drainage - All PVC Schedule 40 / Supply pipes REHAU-PEX type A, color-coded

Gas water heater with recirculating pump on timer located in garage.

Windows - Milgard - Aluminum insulated - Black Bean finish

Installed by Schulenburg Glass Co, Schulenburg, TX

Weber Deluxe 36" outdoor natural gas portable grill located on west Cook's Porch.

Natural Gas Fire Pit located in back yard.

Hunter Sprinkler System - ten zones., controller in garage.Installed by Hydro-Turf, La Grange, TX.

Dusk to Dawn Landscape Lights in front yard. Dusk to Dawn Light fixture above garage door.

557 N Monroe St - Estimated Room Dimensions

Living Room: +/- 21.5' X 16' > Overall: +/- 39.5' X 16'

Kitchen: +/- 18' X 16'

Dining : +/- 19' X 10' Open to Kitchen

Laundry: +/- 14' X 8' > Connected

Office: +/- 14' X 10'

Primary Bedroom: +/- 16' X 14'

Primary Closet: +/- 14' X 8.5

Primary ¾ Bath: +/- 14' X 7'

Guest Bedroom: +/- 13 X 12'9"

Guest Closet: +/- 4' X 2'

Guest Bath with Tub: 10' X 8.5'

Garage: 22' 10" X 19'6" wide

Porches: All Covered

Front: +/- 16' X 5'

Backyard: +/- 18' X 10.5'

West Cook's Porch: +/- 35' X 7' with outdoor equipment closet at the end.