

2007 FM 2434, WEIMAR, TX 78962

- **Total Acreage:** 20.747 acres (per Colorado County Appraisal District)
- **Location:** Approximately 2 miles from Interstate 10, offering easy access to the freeway
- **Main House Square Footage:** Approximately 2,779 sq ft
- **Guest House Square Footage:** Approximately 1,100 sq ft

Property Features:

- **Water Supply:**
 - 2 water wells (one added in 2010)
 - 2 low-dose septic systems
- **Irrigation:** Automatic sprinkler system with over 150 sprinkler heads
- **Fencing:** Perimeter fenced with barbed wire and hog wire
- **Roof:** New 30-year composition roof installed in approximately 2012 due to hailstorm
- **Gutters:** Installed around the entire home
- **Windows:** Double-pane Low E windows with screens; some double-hung tilt-sash windows on the main house
- **Insulation:** Guest house reinsulated (2017-2018) due to improper original window installation
- **Ceiling Fans:** Present in all rooms of both houses
- **Cabinetry:** Custom-built cabinets with soft-close features
- **Appliances:** New appliances installed in both houses (2022) due to lightning strike
- **Decking:** Extra-large covered wood deck at the back of the main house; large, covered wood porch on the front of the guest house
- **Doors:** Wood and glass double front doors on both houses
- **Exterior:** Hardy plank siding on both houses
- **Garage:** 2-car garage with built-in storage closets and electric door opener
- **Ceilings:** 10 ft ceilings throughout the main house
- **Lighting:** Upgraded light fixtures in both houses; under-counter lighting in kitchens
- **Intercom System:** Installed throughout the main house.
- **Security:** Electronic metal gate at the front of the property
- **Electrical System:** All electrical lines are underground.

Main House Details:

- **Bedrooms:** 4 (3 carpeted, 1 with faux wood floors)
- **Bathrooms:** 2
 - Full bath: Combo tub and shower
 - Second full bath: Oversized shower with 4 body sprays and jacuzzi tub; granite countertops
- **Master Suite:**
 - Crown molding, built-in chest, glass door to deck



- 2 oversized closets with shelving, double sinks in master bath, additional storage closet
- **Kitchen:**
 - General Electric Profile 6-burner gas stove with grill and 2 electric ovens (dual)
 - Stainless Steel professional vent-a-hood, double sink, custom cabinets, large pantries
 - Built-in trash compartment and storage, large custom hutch with glass doors
- **Living Room:** Faux wood floors, stone fireplace with gas starter, crown molding
- **Utility Room:** Custom cabinets and countertops, additional storage
- **Sunroom:** Originally a screened-in porch, now glassed in with mini-split system
- **Heating/Cooling:** Central propane heat, electric A/C (Trane) with 2 units and thermostats
- **Hot Water:** 2 propane hot water heaters (1 on-demand, 1 standard tank)
- **Water System:** Well house with new softener; interconnection between wells for redundancy

Guest House (also known as "The Little House"):

- **Kitchen:** 4-burner gas stove with 1 electric oven, built-in microwave, double sinks, dishwasher
- **Flooring:** 18" tile flooring with Formica countertops
- **Living Area:** 20 ft ceiling; utility area with double doors for washer/dryer
- **Bedrooms:** 2 carpeted bedrooms
- **Bathrooms:** 2 (1 with shower/tub combo, 1 with large walk-in tiled shower)
- **Heating/Cooling:** Central propane heat, electric A/C (replaced in 2020)
- **Hot Water:** 1 electric hot water heater
- **Porch:** 2 ceiling fans on the porch

This property offers a blend of spacious living, modern conveniences, and a serene environment, making it an ideal residence for families or those seeking a retreat.