

Property Features & Upgrades

Property Overview

- 3.14 acres of level, highly usable land offering privacy, space, and peaceful Hill Country surroundings
 - South-facing home with extensive professional landscaping and exceptional curb appeal
 - Modern farmhouse architecture featuring a timeless neutral palette and open-concept design
 - Elegant Dryvit stucco and natural stone exterior
 - New exterior paint (Oct 2025)
 - New dusk-to-dawn exterior lighting (Oct 2025) enhancing evening ambiance and security
 - New designer door hardware (Sept 2025)
 - 6" exterior wall construction with full foam insulation throughout for exceptional energy efficiency and comfort
- *New Roof August 2025
*Aerobic Septic maintenance plan paid up til March of 2027

Interior Construction & Design

- 10-foot ceilings throughout creating an open and airy feel
- 8-foot solid-core three-panel interior doors adding a sense of scale and quality craftsmanship
- Modern 6" baseboards with 4" casing for a clean, upscale finish
- Chiseled travertine flooring in a Versailles pattern providing timeless elegance
- Recessed dimmable lighting throughout the home for flexible ambiance
- Decora designer light switches and outlets
- Ceiling fans with dimmable lighting and remotes in bedrooms, upstairs living area, and back porch
- Electrical outlets installed in soffits for convenient holiday and accent lighting
- Whole-home central vacuum system with attachments
- Structured wiring package with RG6 and CAT6 connections to most rooms and the shop

Chef's Dream Kitchen

Designed for both everyday living and entertaining, the kitchen features a professional-grade Thermador appliance suite:

- Fully flush built-in Freedom 30" refrigerator column
- 18" freezer column
- 30" Masterpiece steam/convection oven
- 30" Masterpiece convection wall oven
- 36" six-burner gas rangetop
- Professional 42" custom insert hood with remote blower

Additional kitchen highlights include:

- Star Sapphire dishwasher
- 30" warming drawer
- Blanco Silgranit undermount sink
- Delta Touch2O smart faucet
- Insinkerator Evolution Essentials XTR disposal
- Expansive island (7'10" x 3'10") with Crema Valentino granite
- Secondary prep sink with Blanco Silgranit basin
- Under-cabinet and upper cabinet accent lighting
- Soft-close cabinetry and drawers throughout
- Integrated trash and recycle drawer
- Large walk-in pantry (5' x 8'3") offering exceptional storage
- Pendant and recessed dimmable lighting
- Window treatments

Dining & Living Spaces

Dining Room

- 12-foot decorative wood tray ceiling creating a dramatic focal point
- Elegant designer light fixture
- Large windows providing abundant natural light

Family Room

- Vaulted ceiling with exposed wood beams adding warmth and architectural character
- Cozy gas fireplace
- Expansive windows overlooking the property
- 8-foot sliding glass door opening to the outdoor living area
- Convenient floor outlets
- Recessed dimmable lighting

Primary Suite Retreat

A private and comfortable owner's sanctuary featuring:

- Spacious bedroom with large windows and serene views
- Tray ceiling with inset lighting
- Recessed dimmable lighting
- Ceiling fan with remote control
- Solid-core three-panel sliding door
- Two large walk-in closets with custom built-in shelving

Primary Bathroom

- Luxurious carwash-style walk-in shower with dual shower heads
- Double vanity with ample storage
- Custom linen cabinet

Guest Bedrooms with Private En Suites

Each bedroom offers:

- Spacious layout with excellent natural light
- 8-foot solid-core three-panel doors
- Ceiling fan with dimmable light and remote
- Walk-in closet with built-in shelving
- Recessed dimmable lighting
- Window treatments

En Suite Bathrooms

- Walk-in showers with opposite-wall valve installation for convenience
- Full skirted toilets with soft-close seats
- Granite vanity tops
- Undermount sinks
- Soft-close cabinetry and drawers

Office / Guest Suite

A flexible space perfect for guests or work-from-home needs:

- Custom Murphy bed
- Custom closet system
- Bamboo flooring
- Walk-in closet with built-in shelving
- Recessed dimmable lighting
- Ceiling fan with remote
- Solid-core three-panel sliding door
- Private en-suite bathroom





Bonus Room

- Large window bringing in natural light
- Recessed dimmable lighting
- Ceiling fan with remote

Potential 2nd Bonus Room in Attic

- Large window
- A blank canvas ready for customization – with drywall and flooring, this space could easily transform into a spacious game room, media room, home gym, or additional living area
- Plumbing available below for potential upstairs bathroom

Laundry Room

- Samsung 5.6 cu ft front-load washer
- Samsung 9.5 cu ft gas dryer
- Stainless steel sink
- Custom storage cabinetry
- TV hookup
- RG6 and CAT6 wiring
- Recessed dimmable lighting
- Window treatment

Mud Room

- Custom built-in cabinetry and shelving
- Convenient pull-out bench seating

Hallway Storage

- Coat closet with built-in shelving and lighting
- Cleaning closet with built-in shelving and lighting

Oversized Garage

- 24' x 26' oversized two-car garage
- Insulated 18' x 8' garage door
- Garage opener with motion-sensing light and remotes
- Central vacuum hookup with hose
- Utility closet with water softener and AV wiring
- Built-in drawers and workbench
- Overhead lighting
- Window treatment

Outdoor Living & Entertaining

Front Porch

- Covered concrete porch
- Recessed dimmable lighting

Back Porch & Outdoor Kitchen

Designed for entertaining and enjoying the outdoors:

- Covered travertine patio
- 32" Delta Heat built-in gas grill
- Green Egg smoker
- Stainless steel sink
- Stainless storage access doors
- Concrete countertops
- Ceiling fans with dimmable lights
- Recessed lighting and chandelier
- Television hookup
- Custom koi pond
- Expansive 2,000+ sq ft flagstone patio

Workshop – With Office & Bathroom

A highly functional shop ideal for hobbies, projects, or business use:

- Approx. 32' x 55' insulated workshop
- Hybrid steel truss construction
- Half bathroom
- Heated and cooled office
- Stainless steel shop sink
- Separate 200 amp electrical service
- Insulated 18' x 8' garage door
- Door opener with roofline clearance for vehicle lift
- Zoned overhead shop lighting
- RV septic plumbing
- 12.5' H x 12' W RV barn door
- Natural gas plumbed for garage heater
- Office wired with RG6 and CAT6 connected to the home via conduit
- Wall sheathing for easy hanging of tools and equipment
- Pegboard and workbench installed

Mechanical & Utilities

- 200 amp electrical service to the house
- 200 amp electrical service to the shop

Hose bibs:

- House: 5
- Shop: 3 exterior, 1 interior

Conveys with Property

- Washer & Dryer
- Refrigerator
- Murphy Bed in 4th bedroom
- Green Egg Smoker Grill

