

# Luxury Country Living on 12.82 Acres



Desert Flower Realty, Inc.

# Custom Home on 12.82 AC

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# 3606 N. HWY 281, GW, Tx.

## Interior Features:

This attractive, one-of-a-kind, custom home was built with love and careful attention to detail. The neutral color palette will help you relax as soon as you walk into the spacious and welcoming foyer. The open floor plan allows for the easy flow of guests and keeps the chef of the house engaged and in the center of all the fun. Spend your time watching movies in the cozy living room or kick back on the screened-in back porch where you might see whitetail deer or other wildlife enjoying the half acre pond. When your day is done, retreat to your extensive owner's suite. Truly a wonderful show place you will be proud to own. Luxury county living minutes from town!!

### HOUSE DETAILS:

- Open Floor Plan , Cathedral Ceilings & Decorative Wood Beams
- Floor to Ceiling Stone and Gas Fireplace
- Built-in Lighted Flanking the Fireplace
- Wood -like Hand Scraped Tile Flooring
- Custom Window Wall to Highlight the Half Acre Pond
- Spacious Eat-in Kitchen with Granite Countertops
- Dual Fuel 36" Range
- Water Softener with Reverse Osmosis System
- Under-counter Beverage Refrigerator in the Wrap Around Island
- Stainless Steel Kitchen Appliances, Included
- Custom Knotty Alder Cabinetry Throughout
- Large Walk-in Pantry with lots of Shelving / Storage
- Over-sized Owners Suite with an Exterior Door Leading to the Gorgeous Enclosed Patio.
- Patio and Outside Dining Furniture, Included
- Huge Master Bath with Two Linen Closets, His and Hers separate Vanities, Make-Up Counter, Luxurious Tub and Tiled Walk-in Shower with two Shower Heads
- Large Screened in Back Porch
- Spacious Additional Bedrooms with Walk-in Closets and Tray Ceilings, Travertine Tile Flooring
- Oversized Utility Room, just off the Kitchen
- 2 HVAC Units, 2-50 Gallon Water Heaters
- 100 % Masonry / Austin Limestone
- Standing Seam Metal Roof



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## EXTERIOR IMPROVEMENTS

- 12.82 Acres
- Private Automatic Gate Entrance with Reclaimed Asphalt Driveway
- Large Chain Link Fences for Pets
- Property is Fully Fencing
- 900 SQ FT 2 Car Semi-Attached Garage with Covered Walk-way to Home
- 2,562 SQ FT Metal Building with half Bath and 20 x 61 Covered Apron, 3 Roll-up Garage Doors, Concrete Flooring
- Small Greenhouse
- Fenced In Chicken Coop
- Half Acre Lined Pond with Wood Dock and Windmill Aeration
- Water Fountain Feature
- Picnic Area with Large 2 Person Wood Swing
- Raised Garden Beds
- 250 Gallon Propane Tank
- Water Well,
- 2 Septic Tanks with Gray Water System Piped to 24 Live Oak Trees

Contact Cindi with Desert Flower Realty for Showing Instructions!!



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## WATER:

An attractive half acre lined pond is situated just off the back porch. Walk out on the wood dock and feed the fish. This pond is 11ft deep in the middle, there is a large water fountain that is used for aeration, and is stocked with perch. Enjoy Whitetail Deer and other wildlife year round. A wonderful focal point of the property.

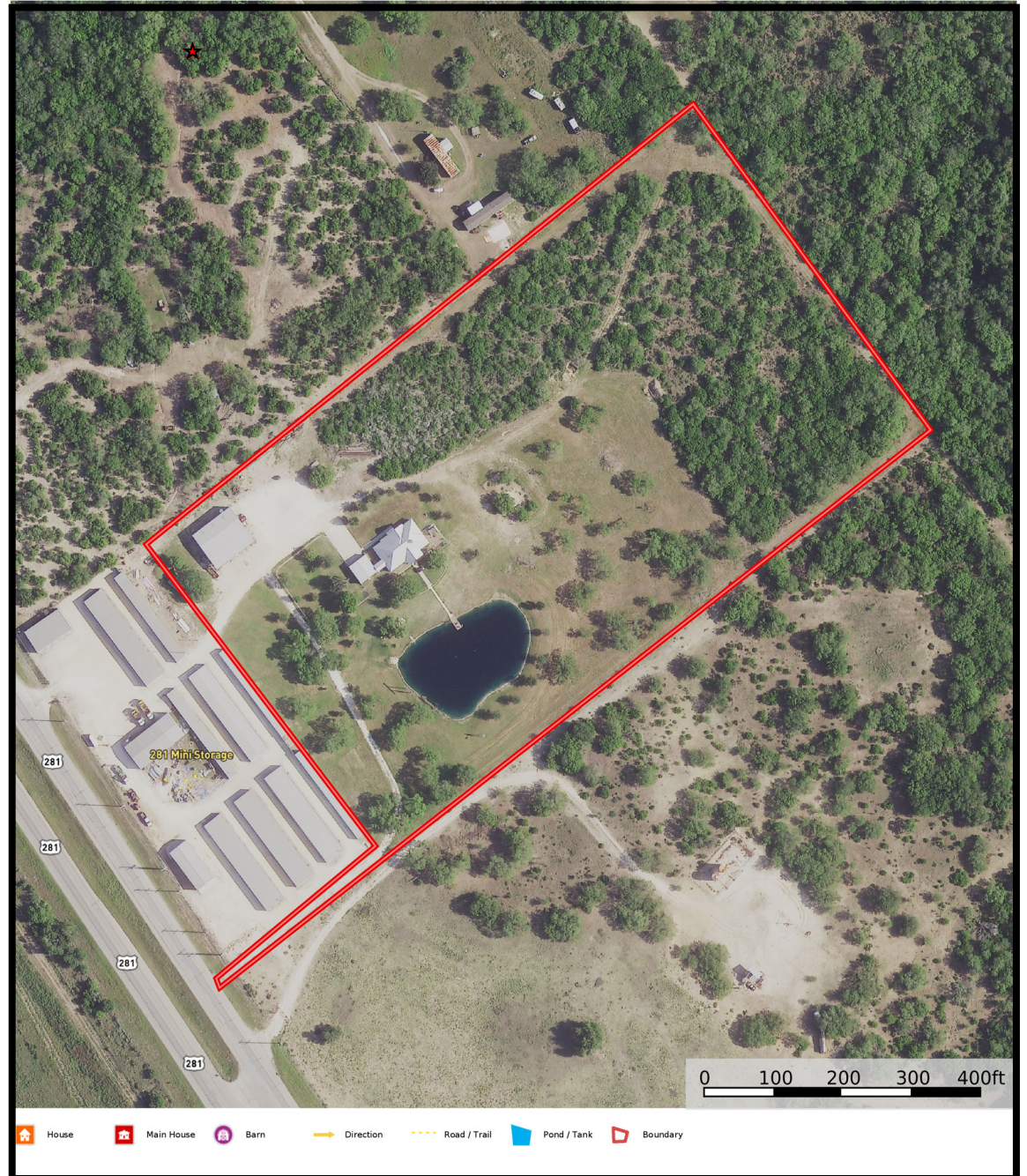
## LOCATION:

The 12.84 Acre Property is located in central Live Oak County on the west side of Highway 281, approx. 5 miles N of George West and 6 miles S of Three Rivers.

## ACCESS:

The locked and key pad electric gated ranch entrance conveniently fronts HWY 281, which makes coming and going easy.

## PRICE: \$799,950.00





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