

EXECUTIVE SUMMARY

Prepared By:	Patti Bridges, CCIM Bridges Real Estate Group - www.bridgesrealestategroup.com 962 E SH71, #3-103 Bastrop, TX 78602 (512) 922-2362 Email: pbridges@ccim.net
Property Address:	133 Sandy Rd, Rosanky, Texas 78953
Location:	Bastrop County, Texas From Austin Hwy 71 approx 20 miles to TX 304 South 14.4 miles to 535. Turn Right onto 535 for approx 1.9 mile to Sandy Rd See attached location map, Exhibit A.
About the Area:	<p>Rosanky Texas is an unincorporated community located on the corner of Farm to Market Road 535 and Sandy Ln in southern <u>Bastrop County</u>, Texas.. Although it is unincorporated, Rosanky has a post office, with the ZIP code of 78953.^[1] The town is named for Ed Rosanky, who emigrate from Prussia and settled in the area in 1854.</p> <p>The community, settled and developed largely by people of German extraction, has served as a trading point for surrounding livestock-raising operations. In the mid-1980s many of its residents commuted to jobs in Bastrop, Smithville, and Austin.</p> <p>It is approximately 32 minutes SE from the Austin Bergstrom Intl Airport.</p> <p><i>Source:</i> Paula Mitchell Marks, "ROSANKY, TX," <i>Handbook of Texas Online</i> (http://www.tshaonline.org/handbook/online/articles/hlr39), accessed November 17, 2014. Uploaded on June 15, 2010. Published by the Texas State Historical Association</p>
Description:	<p>21.5 Acres is made up of 4 different Bastrop County Appraisal R#’s: R42824-10.074Ac, R59921-2.46Ac, R57477-5.00Ac, R42825-3.938Ac</p> <p>This beautiful estate is situated on 21.5 gorgeous tree-filled acres and home overlooks the property including a stocked fish pond. It starts at the Main House with a connected breezeway into a game room with its own office area and restroom/kitchen area. From there it flows into a two car garage which is then connected to what could be your “man cave”, or shop/workroom. Everything about this property including its condition is immaculate!</p>

The information contained herein was obtained from sources deemed reliable. Bridges Real Estate Group makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

Survey and Legal:	21.47 Acres Made up of 4 Parcels as per above description
Improvements:	Nestled in the midst of this picturesque property and pristine surroundings this custom built 1989 home, 4 sides Limestone Rock , with high quality appeal is truly a one of a kind! Constructed out of 6" structural metal studs with steel post and beams makes for a solid work of art. The gated entrance welcomes you as you enter and drive the meandering concrete paving all the way to the main house, and the detached garage apartment. The entire area of the main house and out structures is enclosed by a substantial ranch fence made of 2-7/8" welded steel pipe to keep the cows out. The grounds are well manicured St Augustine grass with Sprinkler System.
Interior:	The custom features of this home continues inside with its double vaulted ceiling in the great room with inlaid bead board (pine), and continuous crown molding throughout the interior rooms. Each bedroom has its own private bath with walk in closets and built-ins. The guest bath is off of the main living area, or great room. Covered front and back porches with swings, outdoor electric outlets, all cedar painted trim, and all covered by a metal roof. The covered breezeway connects the main house to the game room/2 car garage/tool room which has conditioned air.
Detached Garage:	The 4 car detached garage is a wood framed structure with cedar siding, metal roof and 3 Overhead Roll Up Doors of which 2 have automatic door openers – There is a small 400/sf apartment built in this structure, and an abundance of storage up in the attic!
Septic Systems:	This property has 3 separate septic systems: One for the Main House including Master Bedroom, Game Room, and that end of the house. The second system handles the two bedrooms and guest bath at the other end of the house, and the third is connected to the detached garage. There is also a grease trap built in for the kitchen!
Utilities:	Property is connected to the Aqua Water Supply services. In addition, there is an existing well on the property that services the sprinkler system and outdoor spigots at the house. Water System. Two (2) Electric meters - Service provided by Bluebonnet Electric Propane: Stove
Showing Instructions:	By appointment only & Letter or Verification of Buyer qualifications

The information contained herein was obtained from sources deemed reliable. Bridges Real Estate Group makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

Sale Price:	\$1,164,900
Sale/Leaseback:	The Owners will require a lease back for a period of not less than 2 months after closing.
Zoning:	None
Value Determination:	<p>Condition of this home is superb!</p> <p>21.47 Pristine Agriculture Exempt Acres!!</p> <p>Bead board Vaulted Ceilings</p> <p>Custom Built-in's closets & bookshelf in LR Entertainment Ctr</p> <p>Centrally located Wet Bar</p> <p>Flooring: Carpet and ceramic tile</p> <p>Cabinets: Pine Wood</p> <p>Propane Stove/Double Oven</p> <p>Wood Shutters</p> <p>Sewing/Ironing Room @ MB (possible temp newborn room, or Office)</p> <p>Beautiful wainscot throughout</p> <p>Wood burning Fireplace with gas blowers</p> <p>French Doors in MB leading out to breezeway</p> <p>Walk in closets – Intercom and Alarm system</p> <p>In-Wall Vacuums</p> <p>Barn with cattle chutes, stalls with concrete floors</p> <p>4 fenced off pastures</p> <p>Crown Molding Throughout</p> <p>6" Metal Studs throughout with structural steel beams and posts</p> <p>Easy Attic Access with an abundance of storage</p> <p>MB Bath has custom walk in Hot Tub/Shower w/Skylight that opens!!!</p> <p>Game room: Small Office Area, Freezer-Refrig/Cabinet Storage, wainscot – Acoustical Ceiling, Surround Sound.</p> <p>Tool Room/Man Cave – Heat & Air</p> <p>Utility Room off kitchen, Built-in Cabinets, Sink – Xtra Refrigerator</p> <p>Concrete: Drives into property</p> <p>Welded Pipe Fence; surrounds all improvements except barn area</p> <p>Detached Garage: 4 Car - 3 OH Roll-up Doors – Apartment</p> <p>A very nice above Ground Pool with beautiful deck surrounding</p> <p>Kids Playhouse/Clubhouse</p> <p>2 Bluebonnet Electric meters</p> <p>Water System for Well & Pool</p> <p>3 Separate Septic Systems; 1 Grease Trap</p> <p>Sprinkler System</p> <p>2 Car Port</p>

The information contained herein was obtained from sources deemed reliable. Bridges Real Estate Group makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

Exhibit A

TO AUSTIN

