

*The time to Uniquely Step Up in Life
with
Brownwood Country Club & Golf Course Living*

For Sale

6100 CR 225

*New England (Salt Box) colonial architecture brought to central Texas
while closely blending over 3800 sq.ft. with an updated touch for a
one-of-a-kind luxury home nestled on over a 1.6 acre Corner Lot*

*4 Bdrm, 3 ½ Bth, Study, Formal Dining, Living & Family Room,
Laundry & Linen Room, Oversized Pantry, Closets Closets Closets!!,
Front & Rear Staircases, Five Fireplaces, Oversized Two Car Garage, Matching
Tree Fort for the kids*

Interior

Efficiency!! Quality!! Comfort!! Convenience!!!

Water Heaters: Self teaching gas efficiency

Insulation: 20" +/- attic with full walls including garage

Entertainment: High def. satellite and telephone in all rooms

Windows: Old English divided light with solar tinted back panels

Garage Doors: Dual insulated, electric, remote and programmable

Safety: Multiple AC with DC backup smoke & carbon monoxide detectors

PLUS PLUS PLUS!!! In ground storm shelter for the unforeseen

Fireplaces: Combined gas and wood burning with adjustable flu & chimney crown
(Family room, Living room, Dining Room, Mstr Bedroom, Outdoor Patio)

Flooring: Wide-plank custom hardwood & stained brick with carpeted master bedroom

HVAC: Dual four ton, 18 sear, gas heat, multi speed with digital / programmable thermostats

Roof: 50 year composite shingles, Dimensional & hail resistant class 4 with peak & crown vents

Lighting: Multiple inlay can and art lights with dinning and staircase chandeliers all on dimmer switches

Laundry: Located upstairs, allowing simplicity and privacy, with built-in ironing board & massive cabinets

DINNER TIME!

Kitchen designed on an open-shelving concept with stainless appliances including:
dual in-wall ovens, in-wall side by side fridge & freezer with filtered ice and water
dispenser, dishwasher, trash compactor, gas down-draft Chef stove top, dual temperature
in-wall wine cooler, and three bin sink with garbage disposal. Enjoy before moving into the
dining room for dinner setting next to an instant-on fireplace* under the massive wood beamed ceiling.



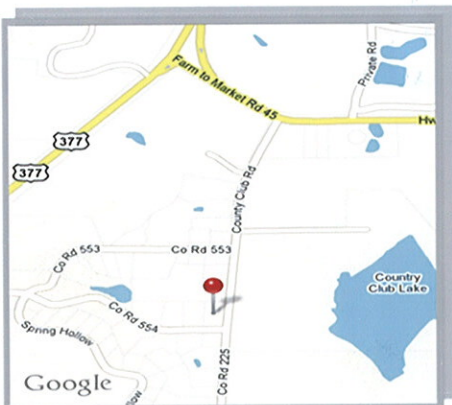
Exterior

Simple!! Clean!! Open!!

Countless Live Oaks, Red Oaks, Holly and Fruitless Pear trees shading a
rolling Bermuda and Fescue yard being kept green by a newly installed programmable,
internet accessible, moisture sensing, seasonally self adjusting irrigation system while
neatly being highlighted in by a three rail cedar (for longevity) split rail surrounding fence

Time to Relax

Open the rear dual French doors and step out onto the oversized sandstone rock patio, surrounded
with setting walls, to enjoy the oversized outdoor fireplace while being covered by the large oak trees
that glow at night with the built-in landscape lighting. Catering to friends and family is "all of that" with
the view of Brownwood Country Club Golf Course and lake while enjoying the wired-in outdoor music*.



\$489,000

Appointment Only
(Realtors Welcome)

Call Stan, with Remax
(325) 998-0732

Ask about Furniture and Furnishings to be sold

Water: Brookesmith Trash Pickup: Brownwood Deed Restrictions: Neighborhood

*: Sold separately