

**1220 BREWER ROAD
VAN ALSTYNE, TEXAS 75495**

Home:

Plank walls and ceilings
4 fireplaces, 2 with gas logs
Wood flooring
4 bedrooms with master downstairs
Master bath has double sinks and separate tub and shower
2nd bedroom (upstairs) includes private bath/dressing area
3 ½ baths
Formal dining doubles as parlor
Study has fireplace and knotty pine paneling
Small children's toy room between study and living
Country kitchen with dining area and fireplace
Large upstairs landing/living area
19 x 16 floored attic storage includes 8 x 9 cedar closet
Utility room includes sink and compactor
Large front and back porches
Fenced back yard
3 car detached garage with carport and upstairs living quarters

Property features:

40 x 142 MD Barnmaster barn with walk-out stalls set up for stallion, foaling and palpating or for cattle. Includes office, wash area, living quarters, 2 baths, grain/hay storage, grain storage tank, oat crimper.

Horse walker and round pen adjacent to barn

5 pastures with 36 x 48 hay barn, 28 x 40 shed, 20 x 22 shed, 30 x 50 shed, 20 x 20 shed, 24 x 35 barn, chutes, paddocks and pens.

Rolling open & wooded pastures with 3 ponds

Wire and pipe fencing

4 electric meters, 3 water meters, 3 septic systems