

Additional Amenities at 1306 County Road 306 A
Glen Rose/Rainbow, Texas

Kitchen has large pantry with opening to area under home (which is enclosed by rock/stone façade); cooktop island; white-washed rough cedar cabinets with glass doors and built in oven, microwave & dishwasher; laminate counter tops; garden window; open-rafter wood ceiling; laminate flooring.

Dining also has laminate flooring, but the wood ceiling changes to solid wood planks; 2 windows with a door that opens onto the shady open deck. (Which leads down to the large deck surrounding the pool.)

Living/Great Room has vaulted ceiling stretching ____' high with 5 windows for a light & bright look, and a lovely white limestone rock with a heater that will warm the entire home! Laminate flooring.

2 Bedrooms Adjacent to Bath The bath has a tile floor, glass-front shower, decorative mirror & bead board wainscoting. The 2 bedrooms have carpeted floors, windows for an open feel, and nice closets. The bedroom currently used as an office has a window seat with storage and would look great with a barn-door closure!

Master Bedroom Upstairs has tremendous vaulted ceiling, special texture & wood accent walls, carpet, and steps leading to the **spacious master bath** with a jet tub, single vanity, tile floor and great closet. Step back into the bedroom and access your **private balcony** that over-looks the stunningly-landscaped back yard, lower deck & pool.

Master Suite Downstairs has specialty carpet, with tile around the jetted tub, double vanity bath area & wet bar. There's access to the private pergola-covered patio. This master suite is heated and cooled separately from the remainder of the home with an efficient commercial-style wall unit.

The remainder of the home is temperature-controlled with central heat/air. There is one water heater. The home is all electric and it has a metal roof.

You'll find specialty wall & window treatments throughout the home.

In case you lost count there are 4 bedrooms & 3 full baths, with a 3-car carport near the front porch.

Ohhh, the front porch....gorgeous spot to greet guests, relax, and maybe listen to an afternoon rain.

There is an area set up for an RV with electric & water service.

Out buildings include a 10x12 storage, 20x12 craft or work shed, and a 30x30 insulated metal barn with 16' garage door, walk-thru door & windows. All have electric and water, and the barn also has a bathroom area.

Fenced garden area with water of course!

Decorative fencing throughout the 5 acres, which is shaded with many scattered trees, while the back portion is left heavily treed for privacy. The perimeter is fenced, with the exception of the front along the county road.

Paved circular drive was a great investment that you'll truly appreciate! There's also a gravel drive that leads to the back for easy access to the RV area, barn, back yard and the back of the property.

FABULOUS landscaping covers MUCH of this beautiful 5 acres. And much of that landscaping is perennial so that you don't have to re-plant every year! The sprinkler system simplifies the watering of the yard, and there's a special water storage tank for the landscaping. All water is provided by a well on the property, but if you prefer the SCWD is also available in the subdivision.