

Property Features

3442 FM 227 W, Grapeland, TX

Kitchen

- Quartz countertops
- Large Farm Sink
- 36" Wolf Gas Range w/griddle & Pot Filler
- Double Ovens
- Stainless Commercial Refrigerator
- Stainless Commercial Freezer
- Microwave Drawer
- Butler's Pantry w/Butcherblock Countertops

Laundry

- Slate Tile Floors
- Black Granite Countertops
- Large Trough Sink / Great for pets

Master Bath

- Leathered Granite
- Large Walk-in shower w/Rainshower
- His and Her Walk-in Closets
- Separate Vanities

Bath 1

- Custom Wooden Vanity
- Tile Floors

Bath 2

- Black Granite Countertops
- Black and White Tile Floors

Bath 3

- Black Leathered Granite
- Slate Tile Floor

Wood Floors Throughout (unless noted)

Shiplap Accents Throughout

Vaulted and High Ceilings

Central Vacuum

- 2 hose inlets

- 2 Toe-Kick inlets (kitchen and hallway)

Sound System (Den, Dining Room, Patio)

Fireplace with Xtrordinair Insert, heats up to 2400 sq ft

Humidity Controlled Closets in MBR

2 A/C Units, Zoned Electric, High-Efficiency Heat Pumps

Underground Propane Tank (Pool, Range, WH)

2 On-demand, Propane Water Heaters, with temperature controls inside home

Over-sized 2-Car Garage

3-Bay Shop w/ double and single overhead doors, overhead utility door in back

Spray Foam Insulation in Home and Shop

Water Well

Sprinkler System

Heated Gunite Pool (16x34) w/Jacuzzi

Fenced Backyard

Acreage Fenced for Livestock

Creek, Pond, small tank

Property is Ag Exempt

Room Measurements:

MBR	17 x 18-3
BR2	12-3 x 14
BR3	12-3 x 13-9
BR4	12-9 x 15
Bonus	20 x 20
Great Room	22 x 22-7
Kitchen	17-8 x 22
Pantry	10-3 x 11-7
Laundry	9-3 x 15
Dining	14-6 x 16
Garage	27 x 25 (oversized bay is 29-6)