

# **201 CR 212**

## **AMENITIES**

### **PROPERTY**

**All Available Mineral Rights to be Conveyed with 123 +/- Acres**

**Pipe Gate Entrance w/ Cattle Guard**

**Gravel Road to House**

**5+/- Acres Cultivated Land**

**1.5 Acre Fishing Pond**

**1 Acre Stock Tank w/ OF Valve**

**Bwire Fence, Cross Fenced**

**Dock/Gazebo w/ Electricity, Lights, and Ladder**

**Winding Seasonal Creek**

**Hardwoods – Live Oaks Post Oak, Sumac, and Cedar Elms**

**Tool/Equipment Shed**

**450 ft Well with Stone Pump House**

### **THE HOUSE**

**Custom Designed Hill Country House – built in 1997 by Gary Covert**

**Two Story Home with Austin Limestone w/ Cedar Trim**

**2550 +/- sq/ft of Living Space**

**Metal Galvalume Roof**

**4 Bedrooms / 3 Full Baths**

**Custom Floor to Ceiling Windows**

**9 ft Ceilings both Downstairs and Upstairs (Loft)**

**Saltillo Tile Floors, Berber Carpet, Solid Wood Doors & Mouldings, Custom Hickory Cabinets and Baldwin Hardware (Knobs & Locksets)**

**Recessed Can Lights Throughout**

**Custom Thermal Windows**

**Custom Wood/Glass Exterior Doors**

**Solid Wood Mouldings and Interior Doors**

**Screened Cedar Sleeping Porch**

**Large Wrap-Around Covered Porches (872 sq ft) w/ Ceiling Fans**

**Large Stone Patio w/ Fire Pit**

**Landscaping w/ Sprinkler System**

## **KITCHEN & DINNING ROOM**

**14'8" x 13'6"**

**Gas Cook Top, Microwave, Convection Oven**

**Custom Hickory Cabinets**

**Saltillo Tile Floors**

**Large Island with Bar Seating**

**Inside Dinning area 13'8" x 10'0"**

## **THE FAMILY ROOM**

**18'2" x 16'8"**

**Massive Stone Masonry Wood Burning Fireplace**

**19' Sloped Ceiling w/ Ceiling Fan**

**Built-In Entertainment Center**

**Bose Accustimast Speaker System**

**Direct TV DSS w/ 2 Receivers**

**Floor to Ceiling Windows**

**Bar w/ Built-In Ice Maker**

## **PRIMARY BEDROOM (DOWNSTAIRS)**

**15'0" x 14'11"**

**14' Ceiling w/ Ceiling Fan**

**Berber Carpet**

## **PRIMARY BATHROOM**

**14'1" x 10'8"**

**His & Hers Custom Vanities**

**Two Person Spa Tub**

**Ceramic Tile Shower w/ Glass Block**

**Private Toilet Room**

**Ceramic Tile Floor**

**Large Walk-in Closet**

## **ADDITIONAL TWO DOWNSTAIRS BEDROOMS**

**13'4" x 11'9" and 12'5" x 11' 5"**

**Each with Berber Carpet, Ceiling Fan, and 1 Closet**

## **DOWNSTAIRS BATHROOM**

**Full Bathroom**

**Saltillo Tile Floors**

**Bath Tub / Shower Ceramic Tile**

**Linen Closet**

## **UPSTAIRS LOFT and BEDROOM & BATHROOM**

**28'20" X 8'8" (478 sq ft)**

**Handmade Peeled Cedar Railing**

**Large Living Area for Kids - Over Looks Family Room**

**Storage Closet**

**Berber Carpet**

**3 Ceiling Fans**

**Bedroom 13' x 12' w/ Berber Carpet and Two Walk-in Closets**

**Upstairs Full Bath w/ Double Sink Vanity, Ceramic Tile Floor, Private Toilet Room, Bath Tub/Shower**