



KELLER WILLIAMS®

R E A L T Y

Sam White - 979.574.0626

Beautiful, Well-Maintained Home
in Austin's Estates

Near the Messina Hof Winery

-See it on the Web at <http://AustinsEstates.com>

Features

- Built in 2003 for the Current Owner
- 2350 sq. Feet on 1.7 Acres
- 3 Bedrooms - 2 Full Baths
- 9 Miles to Campus
- Within Bryan City Limits
- Wickson Water/Bryan Texas Utilities
- Upgraded High-Efficiency Lenox Air Conditioner /Heat-Pump with Two-Zone System
- Ceiling Fans in all Rooms
- Upgraded Satin Nickel Delta Plumbing Fixtures
- Separate Dining, Study, and Laundry Room
- Built-in Shelving
- Tile in Kitchen, Bathrooms, and Laundry
- Carpet in Bedrooms
- Metrofloor Simulated Wood Flooring in Living-Room
- Marble Flooring in Entryway
- Full Masonry Fireplace - Austin Stone, Cedar Mantle
- Built-in Entertainment Center and Bookshelf

Large Two Car Garage:

- Built in Shelving
- 240 volt Outlet
- Water Faucet for Cleaning or Hook up for Power Tools

Spacious Kitchen

- Pantry
- Dishwasher
- Overhead Microwave
- Kent Moore Ash Cabinets with drawers

Master Bathroom

- Whirlpool Tub and a Separate Shower
- Cultured Marble Vanities/Showers/Bathtubs
- Double Sinks
- Two Large, Walk-in Closets
- Large Linen Closet

Lawn and Garden

- Custom Irrigation System. Pre-wired for a Future Back-yard Garden
- Pre-tilled Garden Area
- Water Access at the Rear of the Property
- Power-line Access in the Rear of the Property
- Partial Privacy Fence and Partially-Covered Large Rear Patio
- Live Oaks, Water Oak, Post Oaks, and Cedars
- Established Flower Beds