

3622 N FM 486 Thorndale

Custom Home built in 2014

Located on State-maintained paved county road w/529 feet of road frontage

100 yards off the road w/crushed limestone driveway

20 Acres with established Ag Exemption (Coastal Hay production)

Half mineral rights to capped off oil well on property

No HOA

No Restrictions

No floodplain

Facts:

3428 Sq ft living space w/ 1200 Sq ft detached garage

96 Sq foot each covered front porch and balcony

457 Sq ft each covered back patio and balcony

Full two-story home -- 100% White limestone/w brick accent exterior

Open & spacious floorplan

3 Bedrooms

2 Full baths

2 Three quarter baths

2 Half baths (powder rooms)

Large kitchen

Large living area

Media room

Game room area upstairs

Formal dining room

General Features:

Composition hipped roof

500 Gallon Propane tank

Southwest Milam Water meter

Fiber Optic internet thru BEC Communications (Bartlett Electric Co-Op)

1000 Gallon concrete Septic tank with 2 leach fields

2 – 50 Gallon water heaters w/recirculation system

6.0 Energy Star double paned windows throughout entire house

All exterior trim is Hardie Board

All wood on covered patio/covered balconies is stained Red cedar

Engineered concrete slab

Two Carrier brand A/C Units

HVAC system

Saber Security System

Internet/phone jacks throughout house

Eave lights/plugs

Full gutters

Water softener

Custom wood blinds

Blown-in insulation

Extra insulation in walls of Master bedroom and Media room for sound barrier

All rafters strapped and screwed

Stair lights

6-foot Red cedar privacy fence around backyard with 6-inch wide concrete beam footing, drive thru and walk thru gates

12' X 26' Aquamarine Fiberglass Saltwater pool with rock waterfall, handrail & upgraded larger pump and chlorinator (No chemical needed, just pool salt)

Room descriptions

FIRST FLOOR

Kitchen

- **Custom stained Knotty Alder cabinets**
- **Custom limestone masonry surrounding stove w/commercial vent fan**
- **Stainless steel appliances**
- **Built in electric wall oven**
- **Built in dishwasher**
- **Garbage disposal**
- **Gas stove w/oven**
- **Ceramic tile flooring**
- **Granite countertops**
- **Undercounter lighting**
- **Custom garden window over sink**
- **Oil-rubbed bronze Moen faucet with 60/40 kitchen sink**
- **Large island with raised bar and veggie sink with oil-rubbed bronze Moen faucet**

- Stained Red cedar ceiling beams
- Understairs closet
- Lazy-Susan in lower cabinet
- Large walk-in pantry w/ automatic light
- Drop-Zone w/ cabinets

Dining Room

- Bay windows
- Ceramic tile flooring
- Arched doorways

Foyer

- Custom sloped tin ceiling with stained Red cedar trim
- Custom stone archway
- Ceramic tile flooring
- Texas Star stained fiberglass front entry door with side lights

Guest Room

- Custom Bay windows with window seat and storage drawers
- Carpet flooring
- Ceiling fan
- Ensuite bathroom with custom tile shower, marble countertop, Moen brushed nickel fixtures and trough sink with stained custom Knotty alder cabinets w/built in hamper

Powder Room 1

- Granite countertop
- Moen brushed nickel fixtures
- Ceramic tile flooring
- Trough sink

Living Room

- Large 7' X 5' plate-glass window
- French doors w/blinds
- Ceiling fan
- Wood-plank hand scraped ceramic tile flooring
- Wall sconces
- Floor to ceiling limestone gas (wood burning) fireplace with large hearth

Patio

- Outdoor kitchen with gas grill (propane plumbed to grill), lower area for pot burner
- Mini fridge
- Stained Red cedar cabinets
- Veggie sink
- Granite countertop with raised bar
- Outdoor gas fireplace (wood burning) w/ raised hearth and TV recess with stained Red cedar doors

SECOND FLOOR

Master bedroom

- Custom Bay windows with window seat and storage drawers
- Carpet flooring
- Ceiling fan
- Glass door with blinds for front balcony access
- Large walk-in closet with built-ins (carpet)

Master bathroom

- Marble countertop
- Separate custom tile shower with seat
- Soaking garden tub
- Dual custom stained Knotty alder cabinets with built in hampers
- Moen brushed nickel fixtures
- Dual trough sinks
- Separate toilet room
- Ceramic tile flooring

Second bedroom

- Custom Bay windows with window seat and storage drawers
- Carpet flooring
- Ceiling fan
- Walk-in closet with built-ins
- Ensuite bathroom with custom tile garden tub/shower combo
- Moen brushed nickel fixtures
- Custom stained Knotty alder cabinets with built in hamper
- Glass door with blinds for front balcony access

Media Room

- Carpet flooring
- Wall sconces
- Ceiling fan
- Attic access with built-in ladder

Powder Room 2

- Granite countertop
- Moen brushed nickel fixtures
- Ceramic tile flooring
- Trough sink

Game room

- Custom built-in wet bar w/ stainless steel sink
- Custom stained Knotty alder cabinets with hanging bar glass rack
- Mini fridge/wine chiller space
- Granite countertop
- Game room closet with built-in shelving
- 2 Skylights
- French doors with blinds for balcony access
- 2 ceiling fans
- Laminate flooring

Garage

- Detached red iron building
- 1200 sq feet
- 4 parking spaces
- Overhead Door garage openers
- Walk-thru door on side of garage
- Storage loft
- Breezeway between covered patio and garage
- Bathroom with custom tile shower
- Marble countertop
- Moen brushed nickel fixtures
- Utility room with washer/dryer hookups
- Refrigerator/freezer space
- Stained Knotty alder cabinets with Formica countertop
- Daikin mini-split A/C and heat unit
- Ceramic tile flooring

