

# *Features List for: 550 Hays Country Acres Road*

## **House Features:**

- 3 bedrooms and 2 1/2 baths downstairs
- 2 bedrooms 1 bath upstairs
- Office off of the foyer with built-in shelving
- Wood burning fireplace in living area
- Recently remodeled kitchen
- Formal dining, breakfast area and breakfast bar
- Gourmet kitchen with Marmotec composite marble counters
- Stainless appliances and farm sink
- Double ovens
- Wine fridge
- Huge primary bedroom with plantation shutters
- Primary bath includes his and hers vanities, separate shower and soaking tub - His and hers closets
- Patio access from primary bedroom
- Granite counters in upstairs bath and bar
- Huge game room upstairs with wet bar area and built-in shelving
- Second office upstairs
- Tons of storage
- Second set of washer/dryer in the garage
- Deep 3 car garage

## Exterior Horse Features:

- 36x36 Barn Master Barn, completely modular which is easily converted to a number of options
- Currently Four 12x12 stalls with individual runs
- Hay storage and tack room in the 2 additional stall locations
- Custom Stall fronts
- Brick paver center aisle
- Barn includes water, lights and plugs
- Two separate pastures
- 12x24 run-in shed in back pasture with electricity
- Fully perimeter fenced and several cross fences
- 3 rail white vinyl fencing with additional dog fencing and Ramm Flex fencing
- Extremely private land with great views and breezes
- 90x130 sand arena with great drainage (could be a great volleyball court!)
- The land is flat to gently rolling with nice vegetation for animals.

## Additional Information:

- Private, gated driveway
- RV hookups with 30 amp breaker and dump station into septic
- Deep Trinity well with new well pump (2020)
- New Roof (2017)
- 25x35 detached garage/shop on foundation with 220 electricity and garage door with opener
- New water softener (2021)
- Stone water feature at entrance
  
- Large covered front and back porches
- Home sits on higher part of property with good cross breeze on hot days and great sunset views
- \$10k carpet/flooring allowance

