



3260 FM 2289
NORMANGEE, TEXAS

3, 450 SQ FT HOME | GUEST HOUSE | 2 STORY WORKSHOP | 225 +/- ACRES



3260 FM 2289



Nestled atop 225 acres of Madison County's rolling hills rests a perfectly situated 3,450sf custom home featuring Austin Stone and wood accents throughout. The open concept in the main home has been recently updated and is perfect for entertaining, with a true chef's kitchen featuring double ovens, two cooktops, two sinks, a walk-in pantry, granite countertops and a large island. The split floorplan hosts two primary suites with ensuites, and utility/mud room with full bathroom. A 4 bedroom, 1.5 bath guest house is in the far end of the expansive shop that also includes a 4 bay door equipment area, and 2,400+sf workshop, fully heated and cooled with studio apartment, full bath, sauna, a second story conference area, and bird's nest lookout from the top where you can see the 1.5 acre lake and nearly every corner of the property. Just 10 minutes from downtown Madisonville, Hwy 21 access to Bryan/College Station, and 15 minutes to the I-45 corridor for easy access to Dallas and Houston.



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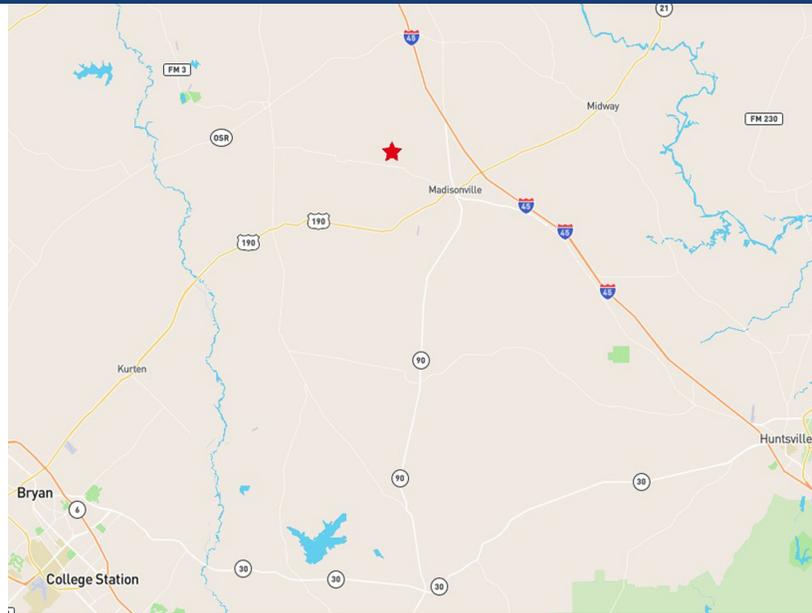
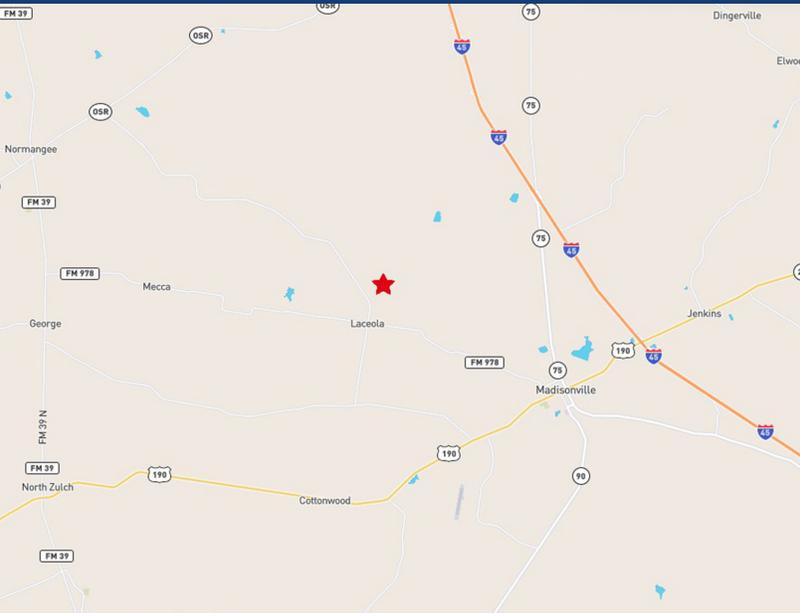
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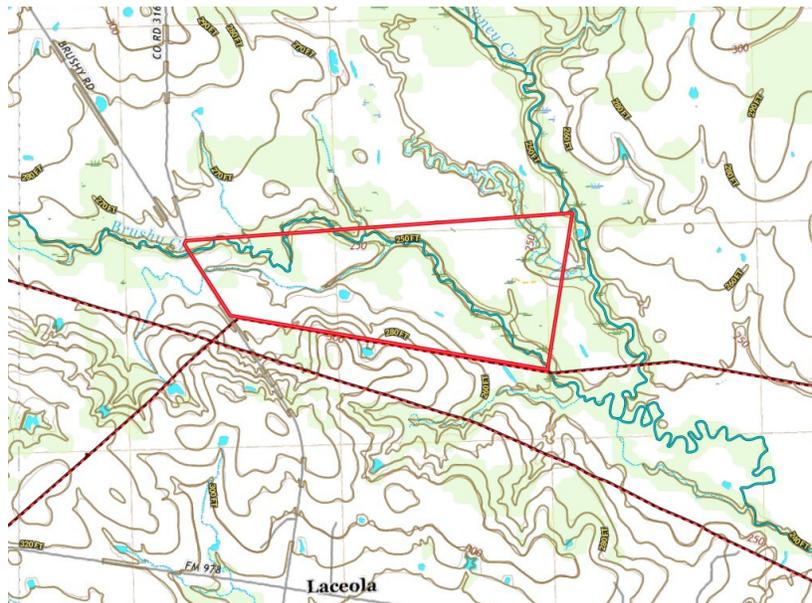
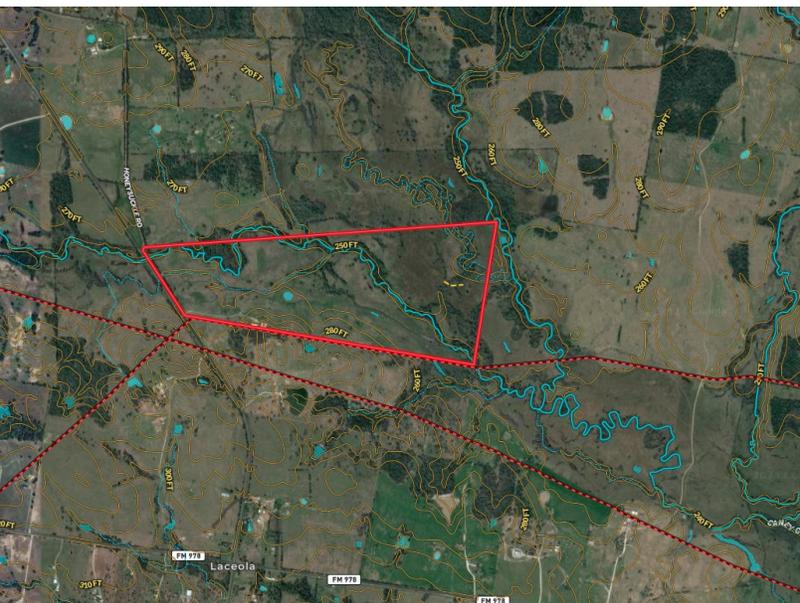
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3260 FM 2289

NORMANGEE, TEXAS



From downtown Madisonville, continue on Main Street going west. Turn right (R) on FM 1452. Turn right (R) on FM 2289. Property will be on your right with a stone entrance.



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