

756 CR 310, Gonzales, Texas ~ Updates & Details

Kitchen: Maple cabinetry, arched stone hearth with freestanding wood-burning fireplace, wine rack, roll out trays in the cabinets, 2 ovens and a warming drawer.

Living/Dining: Open, dining/living area with floor to ceiling rock fireplace, vaulted ceilings, refinished, pecan wood plank floors & abundant windows for admiring the views.

Master Suite: Large walk-in closet with built-in drawers, Hydrotherapy marble bathtub, twin sinks, double headed shower with a seat.

Guest Bedrooms: Large closets with shelves, remote control fans & cordless blinds.

Pavilion/Pool: Outdoor kitchen has 2 grills, power burner, side burners, refrigerator, sink, bar with Eucalyptus wood countertop and bar for serving guests. There is landscaping with irrigation and accent lighting around the pool, pavilion & other areas. There are French drains & 2 stone waterfalls.

Guesthouse: Spacious with open living area, dining, kitchen and 2 bedrooms.

Metal Building: The metal building has 2400± sf. It has climate-controlled areas for offices or workout area and plenty of room for storage or woodworking.

Improvements Made:

- * Home rewired in 2001-2002
- * Plumbing updated
- * Insulated Attic and walls
- * Installed HVAC
- * Doors replaced
- * West fireplace and chimney refurbished
- * Double hung, double pane, low-E insulated windows
- * Every room wired for phone, Internet, television including Guesthouse and shop
 - * In-wall surround sound speakers
 - * Back patio wired for sound
 - * Outdoor Kitchen has 4ft gas grill, 3ft gas grill, and power burner, Two side burners, refrigerator, sink and bar sink.
- * Metal building has climate controlled gym-16ft by 20ft (approximate size)
- * Loft is 24ft by 36 ft (approximate size)
- * Leaf guard gutters
- * Well 450 deep
- * 2001 roof replaced
- * Working livestock tank
- * 80± acres fenced
- * 50,000± gallon in ground pool