

Experience country living with convenient access to town. The fully fenced 8.6-acre property features two ponds, an ADU/guest cottage, and an asphalt drive that winds to the main house.

Built in 2014, the 2,800-square-foot custom home offers covered front and back sitting areas and an outdoor kitchen. Inside, the well-equipped kitchen includes a gas cooktop, double electric ovens, a built-in microwave, a dishwasher, and soft-close cabinets and drawers. The island features a farmhouse sink and breakfast bar, while a window-lined breakfast nook provides backyard views. The kitchen opens to a living room with large windows overlooking the patio, a built-in bookcase, and recessed lighting. A dining room overlooking the front porch and deck sits just off the kitchen, near a large walk-in pantry. The main floor also includes the primary bedroom with an ensuite bathroom, walk-in closets, tray ceilings, and recessed lighting. Upstairs, a flexible open area is joined by two additional bedrooms, a linen closet, a full bathroom with ample storage, and a separate storage room. Both bedrooms have walk-in closets and large windows overlooking the ponds.

The two-car garage is heated and air-conditioned, with its own programmable thermostat. Both garage doors have remote controls, and one includes a pedestrian door for quick access. The garage also houses the home's water filtration and softener system, installed in October 2025. From the garage, a door leads to a large laundry room with a Texas closet, utility sink, washer and dryer connections, and ample soft-close cabinets and drawers.

A separate ADU/guest house, added in July 2025, has its own septic, water, and heating systems. Electrical lines serving both homes are buried, as is the 1,000-pound propane tank near the main house.

Outdoor amenities include two wooden storage sheds, one of which is insulated and air-conditioned; a covered RV space with a 50-amp hookup; a large two-door workshop garage; an open-air equipment garage; and a covered workspace. Both ponds are stocked with bass, perch, and catfish. In the evening, enjoy the rolling, park-like views from the decks, patios, or above-

ground pool. The pool received a new pump in 2026, and the wooden fences were repainted in spring 2026.

Located halfway between Houston and San Antonio and just 40 minutes from Austin, this property offers country living with convenient access to three major cities.