



2165 County Road 250, Weimar Texas

Interior features:

- Fully custom home (4100 sq. ft.) with open floor plan and lots of natural light
- 5 bedrooms, 4 full bathrooms and a half bath
- Chef's kitchen including high end appliances GE Café – French door refrigerator, two wine coolers, 6-burner gas cooktop, custom vent hood, double ovens, dishwasher, garbage disposal and pot filler, extra large kitchen island (10' x 5'), quartz countertops and custom cabinetry.
- Extra-large walk-in pantry (10'x11') with custom cabinetry, including two swing-out corner cabinet organizers, quartz countertops and a large window
- Cathedral ceilings (25' high) in the family room with exposed wood beam, custom cabinetry, floating shelves, and gas fireplace with shiplap detail
- Two story foyer measures 14' x 9' with a large window and a unique chandelier
- Ten-foot ceilings and 8' six-panel interior doors throughout the house, custom glass French doors at the office, and double mahogany entrance doors
- Luxury vinyl plank flooring throughout
- Custom tile in all bathrooms and the laundry room
- Large master bath with walk-in shower with bench, double vanities and deep soaking tub
- Large walk-in closet in master bedroom with island, custom shelving and access to laundry room
- Large laundry room has custom cabinetry, large sink and barn-door
- Custom lighting (including recessed lights) and ceilings fans in every bedroom, over-sized ceiling fan in the family room
- Mud-room area with shiplap detail
- Separate office has built-in cabinetry and lots of storage
- In-ceiling speakers (four in the family room and two in the master bedroom)
- High efficiency Energy Star HVAC system with whole house dehumidifier, tankless water heater, spray foam insulation in the attic and mineral insulation throughout the house.
- Three-bay garage (980 sq. ft.) fully climate-controlled with upgraded insulated garage doors, a side entry door and two dedicated outlets for refrigerator and freezer



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Exterior features:

- Seamless metal roof and board & batten siding
- Large covered front porch measures 34' x 10' has stained shiplap ceiling and two ceiling fans. Floor has been treated with Valspar Master Stone finish.
- Large covered rear patio (625 sq. ft.) has cathedral ceiling (25') with stained shiplap ceiling, over-sized ceiling fan, recessed lights and 4 in-ceiling speakers. Floor has been treated with Valspar Master Stone finish. Pre-plumbed for hot/cold water, electric and propane for an outdoor kitchen.
- Extra-large parking pad measures 2,025 sq. ft. (45'x45')
- Beautiful landscaping including stone borders, lots of lush plantings with drip irrigation on timers, and a stone walkway to the outdoor shower. Established Bermuda lawn.
- Property has lots of native grasses and wildflowers
- Outdoor shower with changing area and hot/cold water. Floor has been treated with Valspar Master Stone finish.
- Custom gutters with all downspouts (12) underground and irrigation pipes directing water run-off away from the house.
- Custom (insulated) well house with Springwell water filtration system
- Secure front entry gate with automatic electronic opener
- Security system with cameras (5) and front door camera already in place
- Additional electrical power is available via a dedicated breaker box for future expansion
- All perimeter fencing for entire property has been replaced and upgraded with 4"x4" mesh
- Property has an agricultural exemption and an active honeybee yard with operating bee hives (produced 27 gallons of honey in 2025)
- Access to the property is via a county maintained paved road.