

Selling Features:

Expansive custom crafted home completed in 2003. Build codes for Inland 1 wind zone were followed even though we are in Inland 2 wind zone. This utilized more nails, straps and metal fasteners on decking, every stud, floor plate, header plate and roof joist enabling for stronger wind/storm resistance necessary for the coast. The foundation was engineered for beam size and rebar usage sitting on 59 one-foot diameter bell bottomed piers. There are zero foundation concerns. Large open floor plan with 10' ceilings on the first floor, 9' ceilings on the second floor and the great room boasts 20' ceilings. Like a true craftsman home, molding and architectural details were used extensively throughout. 4-part crown molding in every room. Tall base board and fluted molding around every window and door. Incredible molding detail above the fireplaces. Wide plank engineered wood flooring is used mostly throughout the first floor. Additionally slate flooring and large ceramic tile were used in the kitchen, foyer, and drop zone/utility room. Carpet upstairs. High efficiency double pane low-e vinyl windows throughout also double pane glass in all exterior doors. Batt insulation is used with R-15, R-19 in the walls and R-25 in the ceilings. The exterior is a combination of stone, brick and Hardie plank siding. Columns and shutters provide architectural statements.

The front door is dark stained mahogany with lead glass matching side lights with transom. It opens to a grand foyer with a gorgeous slate, limestone and granite combination floor framed by 4 massive interior columns. To the left is the formal dining room. A large ornate mirror hangs on a dark stained oak block paneling wall. A large 3-section door unit with transoms provides light and access to the exterior Villa. Ahead is the main staircase showcasing dark oak stained treads and railing with black iron balusters. It is wrapped with painted block paneling. To the right is the large great room. It has windows front and back extending to both stories providing incredible views and light. A wood burning stone fireplace helps define the greatness of the room with as expanded limestone hearth, black granite face and custom oak mantel. The wide plank wood floor and extensive use of molding create the expected polish of a room perfect for relaxing and entertaining. Double French doors with transoms are at the rear of the great room providing access to the flagstone patio and expansive fenced back yard.

The large master suite is the only bedroom on the first floor. It is located at the end of the home off the great room with nothing above allowing privacy and separation. The ceiling is 12' that trays upward to 13' and has a wood burning fireplace. A large wall of windows provides natural light and exceptional views of the backyard and beyond. A private hallway leads to separate closets and bathrooms. Each closet is large with

extensive use of shelving and rod space. One closet has an offset with built-ins and a sink. The bathroom is his and hers with a slate shower open to both sides using frameless glass doors. The linen closet is also open to each side. There are separate toilets and her side has a large cast iron jetted and heated soaking tub. Black slate floors are in the bathroom, and granite is on every countertop, tub surround and large box window seal behind the tub. Beautiful wide plank engineered wood flooring in the master suite and hallway. A door leads outside to a private flagstone patio with a pergola and beautiful plantings creating an oasis to enjoy.

Going up the main stairs off the foyer you will discover a mid-level landing large enough for a baby grand piano. It would also make a great library and is wired for surround sound. Multiple large windows provide an elevated rear view creating a space where you can feel comfortable and relaxed. Continuing up the main stairs is a loft overlooking the great room. The black iron balusters and dark oak railing continue around the loft providing unobstructed views over the great room and outside. This is a perfect place for a television or just an upstairs sitting area.

Three large bedrooms are upstairs each with oversized walk-in closets. 2 bedrooms share a bathroom while the rear bedroom has a private bath. Each bathroom has granite countertops, seamless engineered granite tub surrounds and plantation shutters. 2 large linen closets are upstairs. A dark stained oak built-in bookcase is in the upstairs hallway.

Downstairs past the dining room is the kitchen. It's absolutely beautiful with workflow, utility, storage and simplicity in mind. High-end built-in appliances include 48inch stainless-steel Sub-Zero refrigerator with ice maker, 48inch Viking professional double oven with 6 burners and griddle cooktop, high velocity exhaust fan hood vented outside, stainless steel warming drawer and stainless-steel dishwasher. Dark stained Savannah style cherry cabinets with crown molding and fluted columns provide a warm luxurious style. Double upper cabinets and lower cabinets and drawers provide extensive storage. Tumbled limestone backsplash with copper accents, special details and frame molding above the stove. Expansive granite countertops and added space of a center island with double sink give additional storage and workspace. Very large walk-in pantry. A China hutch with reeded glass is built in. A bar can use stools for informal sitting. A large, attached breakfast area is to the rear with multiple windows creating a wall of glass letting light in and outside views to the back yard and beyond. Strong durable and beautiful multi-colored slate floor throughout. A door leads out of the kitchen to the villa.

Another door leading off the dining room leads to the drop zone/utility area. This is a great space for entering from the Villa side of the home. This exterior door provides access to the Villa and garage beyond. There is a desk with maple cabinets above and

below with a granite countertop. The room provides access to the half bath, large utility room, a large multi-purpose room and a dedicated set of stairs leading to another area suitable for an office or media room. The laundry utility room is a large space with built-in maple cabinets above and below with granite countertops and stainless-steel deep sink. Large ceramic tiles are used as flooring. Room for washer/dryer and refrigerator/freezer. Water supply is available for an ice maker. The large multi-purpose room was once the attached garage later converted to an office. A unique flagstone floor provides durability. Large windows provide views to the front yard and beyond. A dedicated entry door with side lights provides access to the Villa. The room above was part of the home office with 2 dormers letting in lots of natural lighting. It would be very simple to convert this area into another master suite for a multi-generational home or use as extra bedrooms.

To the side of the home is the Villa. It is a luxurious outdoor space to promote gatherings and entertainment with expansive patio and outdoor areas. 2 outbuildings are the centerpiece of the Villa. One is an open-covered room with arched doorways and back porch. The finishes match the home using stone, Hardie plank siding and columns. A cathedral ceiling showcases exposed beams, crafted rough plank cedar ceiling and mason jar light fixtures with firefly-like bulbs. The other building is a screened room to help protect from the elements. It mirrors the rest of the home with similar finishes and boasts a massive attached pergola. The breeze that comes from across the way and the solar screening used makes it feel much more comfortable on those hot days.

Near the entrance of the property is a garage/carport. It will accommodate 5 vehicles or toys with 2 spaces in an enclosed garage and 3 spaces in the attached carport area. It mirrors the home with Hardie plank siding and columns with stone bases. Expansive concrete pad in front for access and parking leads to the driveway.

At the back of the property is the barn. It is a large metal clad, pole barn structure with a loft and concrete floor. The poles are poly dipped suitable for a marine application to further prevent decay buried 5 feet in concrete. Extensive use of metal straps and plates with bolts. It was overbuilt to withstand just about everything. There is approximately 1500 sf of concrete outside the barn for additional parking/usage. A workbench and cabinets are built-in and plenty of shelving. Wired including 220v with outlets and lights throughout the building. A greenhouse sits in front of the barn. A separate dedicated driveway exists for the barn.

This stately home is nestled in one of the best lots of land you will find in Brazoria County. It is a corner property boasting 10 acres of old forest mature pecan trees with many other varieties planted throughout. The shade created by the umbrella of branches and leaves covers the property. Extensive landscaping areas help beautify.

The home is towards the center of the property with a gated entrance having oversized stone columns. It is one of the highest elevated lots in the area. The home was built on an elevated site with dirt taken from a pond in the rear. This has removed the home from any flooding concerns. This is a wildlife haven. The area is home to an incredible variety of birds. Herds of deer bed down every night. Fire-flies put on a show just under the umbrella of the trees.

Upgrades:

New roof – 2022

Full interior paint – 2026

New carpet in downstairs closets and upstairs multipurpose room – 2026

Fireplace remodel – 2026

Front paver walkway – 2026

Front flagstone/stepstone walkway - 2026

Painted exterior of garage and outbuildings – 2026

Painted exterior columns - 2026

Replaced 4-ton HVAC system main – 2014

Replaced 3-ton HVAC system – 2022

Refinished front door - 2026