3223 Tamy Lane

Brenham, TX 77833



Offered at $589,000

4	3	3,038
Beds	Baths	Sq Ft

General Features:

- New Construction – *Built in 2024 by Monarch Custom Homes, LLC*
- Traditional Style, Two-Story Home
- Lot Size: *0.836 acres (36,416 sq. ft.)*
- Living Space: *3,038 sq. ft.*
- Garage: *2-car attached garage with additional parking*
- Located in Bluebonnet Hills Sec 6



Energy Efficiency & Construction:

- Double Fortified Roof: *Zip Sheathing (Taped & Rolled) + GAF Roofing System*
- High-Efficiency HVAC System
- April Aire Whole Home Dehumidifier
- Jeld-Wen Argon Insulated/Low-E Windows
- Open Cell Foam Insulation *on Walls & Rafters*
- Insulated Doors
- Rinnai Tankless Water Heater *(Propane)*

Interior Features:

- Quartz Countertops Throughout
- Flooring:
  - Downstairs: *White French Oak Tile*
  - Upstairs: *Luxury Vinyl White French Oak*
  - Stairs: *Stained Oak with White Risers*
- High Ceilings
- Formal Entry/Foyer
- Fire/Smoke/Carbon Monoxide Detectors
- Fireplace: 1



Kitchen Features:

- Island Kitchen (No Cooktop)
- Breakfast Bar
- Kitchen Open to Family Room
- Walk-in Pantry
- Gas Range (Propane)
- Electric Oven
- Microwave & Dishwasher Included
- Garbage Disposal

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Bedrooms & Bathrooms:

- 4 Bedrooms, 3 Full Bathrooms
- Primary Suite *(1st Floor)*
  - *Double Vanity, Soaking Tub, Walk-In Shower*
  - *Large Walk-In Closet*
- 1 Additional Bedroom Downstairs – *Great for Guests*
- Upstairs Bedrooms:
  - *Jack-and-Jill Bathroom for Two Bedrooms*
  - *One Bedroom Includes a Secret Passage to a Bonus Space*
- Secondary Bathrooms: *Tub/Shower Combo*

Living Spaces & Additional Rooms:

- Spacious Entry, Hallways, and Living Areas
- 1st Floor Family Room
- Upstairs Game Room *(13.10 x 17.2 ft.)*
- Dedicated Craft/Hobby Room
- Extra Bonus Room *(7 x 10 ft.)*

Exterior Features:

- Covered Patio/Deck Overlooking a Wet-Weather Creek
- Backyard Space for Entertaining
- Porch & Patio Areas
- Cement Board Exterior Construction
- Septic Tank & Well Water System

Utilities & Additional Information:

- Cooling: *Central Electric*
- Heating: *Central Gas (Propane)***
- Electric Dryer & Gas Dryer Connections
- HOA: Bluebonnet Hills *($100 Annually)*
- Low Tax Rate: *1.173%*

This home offers a blend of luxury, efficiency, and thoughtful design in a beautiful tree-lined setting.