



Property Address:

17563 Seneca Springs
College Station, Texas 77845
Lot 6 Block 16
The Settlement at The Villages of Indian Lakes
Sales Price: \$299,900

Builder Information:

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This garden home is located in the Settlement in The Villages of Indian Lakes. Residents will not have the burden of regular lawn maintenance which is included in the HOA fees. The community has 44 luxury home sites on Lake Arapaho. There is a perimeter fence and a gated entry with a call box which provides residents a security feature not otherwise found in conventional neighborhoods.

3 bedrooms – 2 full baths
Large living room with cathedral ceiling and stone fireplace
Approximately 2,000+ square feet heated – Oversized garage
Large back porch with ceiling fan and beaded pine 1 x 6 ceilings
Home located close to lake, community pool, walking trails, and tennis courts

Energy Features:

Vinyl windows with Low-E insulated glass
Energy efficient Trane electric heat pump (14-SEER)
Propane gas for cook-top and fireplace
Green Wrap and florescent lighting

Gas tank-less water heaters
Radiant barrier roof decking
Blown insulation: Wall (R-13.4) Attic (R-30)
Energy Star Appliances

Interior Features:

Custom built cabinets
Wood return windows
Large stone fireplace with gas log unit with TV above
Cat 5E wiring for Internet and phone
Wood floors in living and breakfast room
Granite solid surface in kitchen and all bathrooms
Oil Rubbed Bronze hardware and fixtures

Extensive moldings and trim package
Unique and tall ceilings
Security system and wired for surround sound
Secluded computer nook off hall by bedrooms
Tile in kitchen, utility, & all bathrooms
Decorator paint selections with egg shell wall paint
Bedrooms 2 and 3 separated for guest

Kitchen:

Large galley kitchen open into living room
Double under-mount sinks
Stainless steel KitchenAid appliances

Tile Backsplash and granite counter-tops
Under-counter and upper-cabinet lighting
Large Pantry

Master Bedroom and Bath:

Large walk in closet with window for natural light
Double under-mount sinks and granite tops
Oil Rubbed Bronze hardware and Delta faucets

Large walk in tile shower with garden tub
Breathtaking ceilings in both bedroom and bathroom
Shower has rainmaker and traditional shower head

Exterior Features:

Stone and Hardy front façade
Owens Corning 30 year raised profile shingle
Sprinkler system and landscape package
Large covered patio with propane jet for gas grill
Black wrought iron fences for back yard

Accent up-lighting on Front house with timer
Stained custom built Alder front door
Rain Gutters
Porches have 1x6 stained v-groove pine

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