

SCHAEFER

Custom Homes

BUILDING better relationships!

Property Address:

18770 Tallulah Trail
College Station, Texas 77845
Lot 21 Block 21, Phase X
The Villages of Indian Lakes
Sales Price: \$499,500

Builder Information:

Michael Schaefer
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4 bedrooms – 3 1/2 baths
Large family room with 12 foot ceilings
Front room can serve as a den or study
Approximately 3,240+ square feet heated – Oversized three car garage
Large back porch with outdoor kitchen, ceiling fan, and beaded pine 1 x 6 ceilings
Lot size 1+ acres – wooded lot

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

Two gas tank-less water heaters
Radiant barrier roof decking
Blown wall insulation (R-13) Blown attic (R-30)
Energy Star Appliances

Interior Features:

Custom built cabinets (Knotty Alder) Extensive
Wood return windows
Large fireplace log gas unit with TV above
Cat 5E wiring for Internet and phone
Wood floors in entry, dining, and great room
Granite solid surface in kitchen and all bathrooms

Extensive moldings and trim package
Unique and tall ceilings
Security system and wired for surround sound
Oil Rubbed Bronze hardware and fixtures
Tile in kitchen, utility, breakfast nook, & all bathrooms
Decorator paint selections with egg shell wall paint

Kitchen:

Large kitchen open into Great Room
Double under-mount sink
Stainless steel KitchenAid appliances
Granite countertops

Tile Backsplash and granite counter-tops
Under -counter and upper- cabinet lighting
Large Pantry
Custom island with antique glazing finish

Master Bedroom and Bath:

Gorgeous rich wood floors
Large walk in closet with window for natural light
Double vanities with under-mount sinks and granite tops
Oil Rubbed Bronze hardware and Delta faucets
His/Hers chester drawers in closet

Large walk in tile shower with garden tub
Breathtaking ceilings in both bedroom and bathroom
Shower has rainmaker and body spray heads
Bedroom overlooks wooded back yard

Exterior Features:

Mixed Sandstone front façade with metal roof accents
Owens Corning 30 year raised profile shingle
Sprinkler system and extensive landscape package
Large covered patio overlooking wooded backyard
Slate tile on front and back porches

Accent up- lighting on Front house with timer
Stained custom built Alder front door
Gutters on entire house with leaf guards
Porches have 1x6 stained v-groove pine
Outdoor kitchen with KitchenAid BBQ grill