

# **SCHAEFER**

## **Custom Homes**

*BUILDING better relationships!*

### **Property Address:**

4001 Chaco Canyon Drive  
College Station, Texas 77845  
Lot 1 Block 31 Phase 20  
Villages of Indian Lakes  
Sales Price: \$750,000

4 bedrooms – 4 1/2 baths  
Approximately 3,875 square feet heated  
Large porches with beaded pine ceilings and outdoor kitchen  
1-acre lot on cul-de-sac in exclusive Indian Lakes

### **Energy Features:**

Vinyl windows with Low-E insulated glass  
Energy efficient Trane electric heat pump (15-SEER)  
Gas for cook-top, tankless water heaters, and fireplace  
Green Wrap and florescent lighting

### **Interior Features:**

Custom built cabinets  
Wood return windows  
Large stone fireplace  
Cat 5 wiring for Internet and phone  
Wood grain tile floors in entry, kitchen, study, dining, and great room  
Quartz solid surface in kitchen, utility, and all bathrooms  
Study with built-in cabinets

### **Kitchen:**

Large kitchen opens into Great Room  
Farmhouse sinks  
Stainless steel appliances  
Stained beams in great room  
Stone accent corner fireplace

### **Master Bedroom and Bath:**

Large walk in closet  
Double under-mount sinks and granite tops  
Satin nickel hardware and Delta faucets  
His/hers linen chest of drawers in closet

### **Exterior Features:**

Stone/Brick façade  
30 year raised profile shingle with metal roof accents  
Sprinkler system and extensive landscape package  
Large covered patio and outdoor kitchen  
Wooded lot on cul-de-sac

### **Builder Information:**

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Large second living area upstairs  
Open great room with cathedral ceilings  
Oversized three-car split garages  
Walking distance to trails and HOA green belt areas

Two-gas tank-less water heaters  
Blown foam wall insulation  
Blown foam attic insulation  
Energy Star Appliances

Extensive moldings and trim package  
Unique and tall ceilings  
Security system and wired for surround sound  
Nickel hardware and fixtures  
Large upstairs game room & bathroom  
Decorator paint selections with egg shell wall paint  
Tile in all bathrooms and utility room

Quartz countertops with tile backsplash  
Under/upper cabinet lighting  
Large walk in pantry  
Mudroom with bench and lockers  
Large Utility and with sink and built ins

Large shower with bench and 3 shower controls / rainmaker  
Wood stained ceiling tray  
Wood grain tile floors  
Private master bedroom overlooking wooded back yard

Accent up- lighting on front house with timer  
Custom built Iron front door  
Gutters with leaf guards  
Stained pine 1 x 6 ceilings  
Extensive landscape package