

17042 State Highway 21 East, Grapeland, TX 75844

Main Home, Guest Home, and Barn on 36-Acres

Main House Property Features:

Home built in 1992, with remodel and expansion completed in 2016 – Laura Culpepper, Architect | Alvin Stanaland, Builder
8,472 sq.ft. heated and cooled per HCAD
Steel Roof
48 KW Emergency Generator
3 Stage Aerobic Septic System
Surveillance System: 4 Camera FLIR System, 3 Blink Cameras, 1 Ring Doorbell
Monitored Security: Smoke, Heat, Carbon Monoxide, Motion, Door Entry
3 Tankless Water Heaters (2 gas heated tankless, 1 electric heated conventional)
Gas Heat and Cooking (1,000 gallon propane tank)
5 Bedrooms, 2 Bunkrooms (each with 4 two-level bunk beds) for a total of 7 Bedrooms , 8.5 Bathrooms
Blackout Shades in all Bedrooms
Jacuzzi Tub in Guest Bathroom
Individual Heat/Cool Splitter Units in each of the two upstairs bedrooms
2 Laundry Rooms
Double Kitchen (2 sinks, 3 ovens, 2 dishwashers, 2 refrigerators)
Walk-in Pantry
Hotel Style Icemaker
2 Offices with Built-in Shelving and Sit-Stand Desks
Exercise Room
Game Room
6 Internet Access Points for Whole House Wireless Coverage
Master Bedroom has Walk-in Closet, Dressing Areas, and Double Showers
3 Screened-In Porch Areas
Outdoor Kitchen with Large Entertainment Area and 2 Gazebos
Pool with Beach Entry, Spillover Hot Tub, Slide, Fountains, and Surrounding Steel Fence
Hayward Omnilogic Wireless Pool Control
Children's Playground with Rubberized Surface, Surrounding Steel Fence
Programmable Color LED Outside Lighting
Lighted Meditation Garden

Guest House Property Features:

1,672 sq.ft. heated and cooled per HCAD
Steel Roof
Conventional Septic System
Electric Heat and Cooking (Heat Pump)
2 Bedrooms, 1 Bathroom
Washer, Dryer, Oven/Range
Screened-In-Wrap-Around Porch

Barn Property Features:

Steel Roof
3 Roll-Up Doors
Water and Electricity

Shared Property Features:

Potable Water from Consolidated Water Supply Co-op
Water Well (620ft.) with Submersible Pump (Irrigation, Pool)
Large Fire Pit with Paved Deck and Access Path
Paved Driveway, Approximately 1/2 Mile
Adjustable Basketball Goal, Tetherball Pole
Hiking Trails Through Property – Main Trail is 0.9 mile
Wet Weather Creek

SQUARE FOOTAGE DETAIL

Main House:

Ground Floor – 7,290 sq.ft.
Upstairs Bedrooms & Hallway – 622 sq.ft.
Game Room – 560 sq.ft.
Total – 8,472 sq.ft.

Screened-In Porch Areas:

Screened-In Outside Dining – 416 sq.ft.
Screened-In Porch 1 – 299 sq.ft.
Screened-In Porch 2 – 120 sq.ft.
Front Porch – 608 sq.ft.
Total – 1,443 sq.ft.

Pool, Pool Patio, and Playground:

Pool with Beach Entry – 930 sq.ft.
Pool Patio – 3,310 sq.ft.
Outdoor Kitchen – 168 sq.ft.
Total – 4,480 sq.ft.

Guest House:

Guest House – 1,672 sq.ft.
Screened-In Porch – 628 sq.ft.
Carport – 375 sq.ft.
Total – 2,675 sq.ft.

Other Structures:

Barn – 1,092 sq.ft.
Utility Gazebo – 160 sq.ft.
Firepit – 168 sq.ft.