

FOR SALE



1009 FM 2996, Brady, Texas 76825

Convenient to town but in the country and very private.

\$998,000

3 Bedrooms/2.5 Bathrooms

3400 Sq. Ft.

Exceptional, architecturally designed home, built in 2000, with 3400 square feet of open living space and many recent updates and improvements. This virtually new home has three large bedrooms and two and half bathrooms. Ten-foot ceilings, large windows, and transoms are present throughout for an abundance of natural light.

The spacious kitchen opens to both the living room and the formal dining. Kitchen and utility are equipped with high end finishes including Kitchen Aid appliances, Kohler fixtures, Baldwin hardware and granite countertops. The luxurious master bath features a custom shower and Carrera marble.

For more information, please visit EdgeoftheWest.net

**EDGE OF THE WEST**
LAND COMPANY LLC
— REAL ESTATE —

Off the master bedroom and living room is a significant screened in porch, also with a vaulted ceiling. Total porch space exceeds 1300 square feet. The two-car garage is oversized with a large amount of attic storage.

Outside, this property has a pebble finished, in ground pool with an adjoining spa. Also, a fenced tennis court with Plexipave surface and a gated entrance off FM 2996 complete with 775 feet of reinforced concrete driveway.

Additional structures on the property include a 1348 square foot guest house, a 1500 square foot barn/shop with a 900 square foot attached shed, and an indoor/outdoor dog kennel.

The acreage has a good combination large Live Oaks, mixed brush and open grassland. Live Oak creek bisects the property from north to south. Game constantly traversing the land include Whitetail deer, Axis, and Wild Turkey.

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