

# **SCHAEFER**

## **Custom Homes**

*BUILDING better relationships!*

### **Property Address:**

3049 Arapaho Ridge  
College Station, Texas 77845  
Lot 1A Block 1 P1  
Village of Indian Lakes  
Sales Price \$2,600,000

4 bedrooms – 4.5 baths  
Approximately 5,832+/- square feet heated  
Large porch with fireplace & outdoor kitchen

This new Schaefer Custom Home offers a flexible floor plan and outstanding amenities! The open concept, split bedroom plan features 4 bedrooms, 4 full baths, powder bath, a spacious great room, a study, a game room, a gourmet eat-in island kitchen, and upstairs media room. Each bedroom has access to its own full bath as well as a large walk-in closet. The great room offers a soaring ceiling, beautiful fireplace and a wall of windows that overlook the back yard. The island kitchen comes with KitchenAid stainless steel appliances, extensive custom cabinets, beautiful granite/quartz counters and a huge walk-in pantry. A large covered patio overlooks the back yard and offers great entertainment space. An oversized three car garage provides plenty of room for extra storage. Outstanding finishes include extensive wood and tile floors, granite/quartz counters, custom cabinets, detailed mill work, and stainless-steel appliances. Highly efficient with foam insulation in the walls and attic, low-E vinyl windows, two 19.5-SEER high efficiency HVAC systems and tankless water heaters.

### **Energy Features:**

Vinyl windows with Low-E insulated glass  
Energy efficient Trane electric heat pump (19.5-SEER)  
Gas for cook-top, tankless water heaters, and fireplace  
Green Wrap moisture barrier

### **Interior Features:**

Custom built cabinets  
Wood return windows  
Large stone fireplace  
Cat 6 wiring for Internet and phone  
Wood floors in entry, great room, and study  
Granite/quartz solid surface in kitchen, utility, and all bathrooms

### **Kitchen:**

Large kitchen opens into Great Room  
Kohler farmhouse sink  
KitchenAid Stainless steel appliances  
Stained beams in great room  
Stone face fireplace

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

Large walk in closet  
Double under-mount sinks and quartz tops  
Delta faucets

### **Exterior Features:**

Brick front façade  
IKO 30 year raised profile shingle  
Sprinkler system  
Large covered patio with stained pine ceiling  
Outdoor kitchen

### **Builder Information:**

web site: [schaefercustomhomes.net](http://schaefercustomhomes.net)

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Open great room with soaring ceilings  
Oversized three-car garage  
Spacious game room with cathedral ceiling

Gas tank-less water heaters  
LED lighting  
Blown foam insulation in walls and attic  
Energy Star Appliances

Extensive moldings and trim package  
Unique and tall ceilings  
Security system and wired for surround sound  
Designer hardware and fixtures  
Tile in utility, & all bathrooms  
Central Vacuum System

Tile Backsplash with granite/quartz counter-tops  
Under/over cabinet lighting  
Large walk in Pantry  
Mudroom with bench and lockers  
Large Utility with sink and built-ins

Large shower with bench and 2 shower features  
Free standing tub  
Extensive tile throughout

Accent up- lighting on front house with timer  
Extensive landscape package  
Eve outlets with timer for Christmas lights  
Gutters  
Epoxy garage floors