

# **SCHAEFER**

## **Custom Homes**

*BUILDING better relationships!*

### **Property Address:**

3700 Tatonga Trail  
College Station, Texas 77845  
Lot 7 Block 51 P40  
Village of Indian Lakes  
Sales Price \$1,910,000

### **Builder Information:**

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

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4 bedrooms – 5.5 baths  
Approximately 4,777 +/- square feet heated  
Large porch with outdoor kitchen

Open great room with cathedral ceilings  
Oversized three-car garage

This new Schaefer Custom Home offers a flexible floor plan and outstanding amenities! The open concept, split bedroom plan features 4 bedrooms, 5 full baths, powder bath, a spacious great room, a den, a game room, and a gourmet eat-in island kitchen. Each bedroom has access to its own full bath as well as a large walk-in closet. The great room offers a dramatic cathedral 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 17-SEER high efficiency HVAC systems and tankless water heaters.

### **Energy Features:**

Vinyl windows with Low-E insulated glass  
Energy efficient Trane electric heat pump (17-SEER)  
Gas for cook-top, tankless water heaters, and fireplace  
Green Wrap moisture barrier

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

### **Interior Features:**

Custom built cabinets  
Wood return windows  
Large brick 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

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  
Decorator paint selections with egg shell wall paint

### **Kitchen:**

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

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

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

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

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

### **Exterior Features:**

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

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

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