

Dennis & Karen Phillips

1228 County Road 2028, Glen Rose, TX 76043

Custom Built Couto Home 2018. Modified Hampton Model with many added features. 2995 sq ft Living space

Brick and Austin Stone with beautiful iron front door.

5 BD, 3 F Bath, 3 Car (coated flooring) On Cul de Sac, 5 acres with Amazing Views while enjoying your Outdoor Oasis. Swimming Pool, Fire Pit, Covered Pergola. Custom stone-look overlay on pool decking, covered patio and pergola. Approximately 1 acre fenced in back with combination wrought iron and pipe fencing with 5 access gates.

Museum textured walls and coffered ceiling in Living, Nook and Kitchen. Stained knotty alder custom cabinetry and granite counter tops. Kitchen features include a gas cooktop, under cabinet lighting, and an island with storage and electrical. Beautiful Austin stone fireplace to ceiling in Living with gas logs and electric start. Next Gen/ Guest/mother-in-law suite has washer/dryer connections, living/game room with access to patio. Crown molding, 8 foot door height, and custom blinds throughout the home. Cat 6 wiring and coax in all 5 bed rooms plus living room. Extra coax ran for TV Antenna and Cell Ph booster. House features two security systems that include window / door sensors plus Video Cameras.

Large covered back patio with propane grill connection and a custom built extended cedar shade.

House is equipped with a Generac generator. Buried 1000 gallon propane tank. Sprinkler systems, RV 50 amp hook up and dump connection.

Check out the Custom building with electric which is divided into four enclosed areas (Insulated Workshop, lawn equipment, Seasonal storage, Insulated she-shed/workout room) plus a carport.

****This house also features Two Water Heaters with Circulation system.

Extra Bonus...Seller is Offering a 4 Wheel Massimo T-Boss 550F Side by Side, a Bad Boy 60" Mower "appx 4yr old" to the Buyer who accepts current home price. Enjoy riding the neighborhood and your property with this Like new UTV with only 20 hours, Excellent Condition. Bad Boy mover has been kept up to date with Maintenance Schedule. This is a \$12,000 Dollar Bonus!!!

**** Add at top....Enjoy this Energy Efficient Home that has all Exterior Walls and Ceiling Spray Foamed Plus a Radiant Barrier Roof. Two HVAC units with one dedicated to the Master Suite.