

\$1,850,000 - 5115 Brown Road, Flatonia

MLS® #2389746

\$1,850,000

3 Bedroom, 3.00 Bathroom, 3,863 sqft
Farms and Ranches on 55.25 Acres

John Mcgowen Surv Abs #238, Flatonia, TX

Windy Hill Ranch features 55+ acres with a custom built 3800+ sqft home (Per FCAD) ideal for entertaining. This 3bd/ 2.5ba luxurious paradise features two large family rooms, stereo sound system throughout, covered back porch, firepit and heated pool with tanning deck/hot tub. The pool features ample seating options including cool deck loungers, led color changing lights, built-in umbrella stands, water fall. The outdoor kitchen includes a built-in grill, high top bar, sink and outdoor shower. The game/family room has a wet bar with a custom mesquite bar top, custom knotty alder cabinets and custom elk horn chandelier. The kitchen is a cookâ€™s dream with granite counter tops, large island, custom built knotty cherry cabinets with door silencers, walk-in pantry, touchless sink, upgraded appliances, and pool view. Guests and family gatherings are made easy with the kitchen, dining area and family room having an open concept. The dining area features a beautiful custom-built table by J. Hatfield Designs with an eye-catching custom mule deer chandelier. The family room has a stunning stone electric start fireplace with custom mesquite mantle. The primary bedroom suite has a walk-in shower, soaking tub, walk-in closet. The primary bedroom suite also features a sun room with a stone-built electric start fireplace. Two additional bedrooms are split by a bathroom which has a walk-in shower. The study offers an excellent work from home environment with a pool side



view. The entire home is handicap accessible. Detached is a barn on slab with two roll up doors and guest quarters . The acreage features an improved pasture that has hog wire around entire perimeter, Priefert cattle squeeze chute, cross fencing, pond, scattered oak trees and wildlife. Rural water provided to house and water well serves livestock. As if this wasnâ€™t enoughâ€¦. several pieces of equipment such as John Deer tractor, Bad Boy Outlaw zero turn mower, cattle trailer and livestock are included as well.

Built in 2014

Essential Information

ListingFeed	abor_vow
MLS® #	2389746
List Price	\$1,850,000
Sale Price	\$1,850,000
Sale Date	May 23rd, 2022
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,863
Acres	55.25
Year Built	2014
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	5115 Brown Road
Subdivision	John Mcgowen Surv Abs #238
City	Flatonia
County	Fayette
State	TX
Zip Code	78941

Amenities

Utilities	Electricity Connected
Features	None
Parking	Driveway
# of Garages	3
View	Pond, Pool
Waterfront	Pond

Interior

Interior	Tile
Appliances	Cooktop
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	See Remarks
# of Stories	1
Stories	One

Exterior

Exterior Features	Gas Grill
Lot Description	Trees Medium Size
Windows	Vinyl
Roof	Metal
Construction	HardiPlank Type, Masonry
Foundation	Slab

School Information

District	Flatonia ISD
Elementary	Flatonia
Middle	Flatonia Secondary
High	Flatonia Secondary