

 2716 County Road 324**Custom-Built Luxury Estate | 20 Acres**

Custom-built in **2025** with premium materials, this exceptional home offers **3,300+ sq ft** of thoughtfully designed open-concept living, blending refined craftsmanship with peaceful country living.

 **Property Highlights**

- **3,300+ sq ft open-concept floor plan**
- **Chef's kitchen** with quartz countertops and high-end **GE Café appliances**
- **5-burner gas stove**, pot filler & custom wood vent hood
- **Two farmhouse sinks**
- **Custom-built cabinetry** with extensive storage, pull-outs, and added storage on the backside of the island
- **Luxury primary suite** with spa-inspired bath:
 - Freestanding soaking tub
 - Walk-in shower
 - Designer faucets & fixtures
 - His & her walk-in closets
- **Energy-efficient design** with tankless water heater
- **Outdoor living oasis** with wood-burning fireplace, plumbed for outdoor kitchen, and expansive country views

 **Interior Amenities** **Kitchen & Dining**

- High-end **GE Café appliances**
 - 5-burner gas stove with pot filler
 - Double oven
- Custom cabinetry throughout featuring:
 - Coffee & tea bar
 - Pull-out trash can
 - Pull-out spice rack
 - Pull-out utensil storage

- Soft-close doors & drawers
- Undercounter lighting
- Walk-in pantry with abundant shelving/cabinetry and electrical outlets
- Oversized island / breakfast bar
- **Two kitchen sinks**
- Pot filler
- Custom wet bar
- Built-in coffee bar

Living Areas

- Vaulted ceilings with exposed wood beams
- Hardwood flooring
- Gas fireplace
- Under-cabinet lighting
- Custom built-ins

Bedrooms & Bathrooms

- Ensuite bedrooms
- Premium tile and designer fixtures
- Walk-in closets with custom built-ins

Technology & Comfort

- Security system in place
- Zoned HVAC system
- Tankless water heater
- Whole-house water filtration system

Exterior Amenities

- **Private water well** with dedicated well house
- **All water rights convey with deed**
- **Aerobic septic system**
- **Power rack ready for future pool**
- **Propane tank**
- **Asphalt driveway**
- **Starlink internet** (speeds up to **280 Mbps**, transfers to new owner)
- **Ag Exemption (Wildlife)** with filed management plan
- Tank / pond on property
- Seeded food plot for wildlife (winter grass)

- Professionally landscaped with sprinkler system
- Large covered patio **plumbed for outdoor kitchen**
- Wood-burning outdoor fireplace
- Eave outlets installed for Christmas lighting
- Wired security cameras
- Quiet 20-acre setting with cleared backyard area for a future pool oasis



Construction & Quality

- **Builder:** Rawck Homes and Properties
- Upgraded insulation throughout
- **Three attic spaces**
 - Two with full-size doors
 - Decking in place for ample storage
 - Upgraded attic lighting
- Large mudroom with custom cabinetry and storage
- Spacious laundry room with sink, custom cabinets, and folding area



Location Highlights

- Close to **Caldwell ISD schools**, parks, and trails
- Minutes from **Texas A&M**, shopping, and dining
- Easy access to **Houston, Austin, and College Station**
- Private, peaceful setting ideal for luxury country living