



# ROOM-BY-ROOM DIMENSIONS

1841 FM 222  
COLDSPRING, TX

Spacious, custom modern  
farmhouse on  
~4.5 UNRESTRICTED ACRES



3,451  
SQ FT  
UNDER ROOF



~4.5  
UNRESTRICTED  
ACRES



3  
BEDROOMS



2.5  
BATHROOMS

ROOM	DIMENSIONS (L' x W')	CEILING HEIGHT	DETAILS
FAMILY ROOM	19' 9" x 17'	10'	Vaulted Ceiling Open, airy, and full of natural light.
DINING AREA	10' x 13'	10'	Vaulted Ceiling Bright and welcoming with a seamless flow from the kitchen.
KITCHEN	14' 6" x 12'	10'	Vaulted Ceiling The perfect blend of style, space, and everyday functionality.
BUTLER'S PANTRY	5' 8" x 5' 6"	9'	9' Ceilings Smart storage for stress-free living.
<b>PRIMARY SUITE</b>			
PRIMARY BEDROOM	16' x 14' 9"	9'	Tray Ceiling A peaceful escape designed for rest and relaxation.
<b>SECONDARY BEDROOMS</b>			
BEDROOM 2	12' x 11' 6"	9'	Flat Ceiling Comfortable and inviting for any lifestyle.
BEDROOM 3	12' x 11' 6"	9'	Flat Ceiling Room to relax, focus, and make it yours.
<b>UTILITY &amp; STORAGE</b>			
UTILITY / MUD ROOM	8' 9" x 6'	9'	Flat Ceiling Practical by design. Functional for real life.
SAFE ROOM / VAULT	8' 3" x 5' 3"	9'	Reinforced Secure, private, and built for protection.
<b>OUTDOOR &amp; GARAGE</b>			
FRONT PORCH	32' 9" & 1/2" x 6'	10'	Covered – Beadboard Ceiling Enjoy the outdoors in comfort.
BACK PORCH	36' & 1/2" x 18' 6"	10'	Covered – Beadboard Ceiling Spacious and versatile for any occasion.
CARPORT	24' 0" x 24' 6 1/2"	10'	Covered Sheltered parking with easy access.
TOTAL LIVING (A/C)			1,925 SQ FT
PORCHES (FRONT + BACK)			913 SQ FT
CARPORT			613 SQ FT
<b>TOTAL UNDER ROOF</b>			<b>3,451 SQ FT</b>