



203 Astoria Ave - Round Top, TX 78954

Custom Built by AID Custom Homes

2.146 Acre Lot Features:

- ~ Located in 1 of 21 luxury country estate homesites of The Estates of Astoria neighborhood in Round Top, Texas.
- ~ The Estates of Astoria is a scenic deed-restricted community offering scenic rolling hills with scattered trees. Only minutes from world-class antiquing, dining, and culture.
- ~ Mature Oak Tree
- ~ Underground Electric
- ~ Cul-De-Sac Location
- ~ Convenient Access to Hwy. 237 & Hwy. 290
- ~ Community Mailboxes
- ~ Architectural Control Committee with High-End Builder Guidelines & Deed Restrictions to Protect Your Investment

Square Footage of this 4 Bedroom / 4.5 Bathroom + Dedicated Office Home:

- ~ Total Living - 3,348
- ~ Front Porch - 290
- ~ Rear Porch & Outdoor Kitchen - 671
- ~ 3 Car Garage - 910
- ~ Storage & Mechanical Closet - 73

Total Under Roof = 5,292 Sq. Ft.



Home Spotlights:

- ~ 2x6 Exterior Framing; all #2 and #1 Southern Yellow Pine / Douglas Fir Lumber
- ~ Hurricane and Wind Strapping - Strap Tie Hold-Downs, Coil Strapping, Hurricane Rafter Ties, & Anchor Bolts
- ~ Generous Portion of Attic Sub-Floored Along with Walkway to HVAC Machines
- ~ 30-Year Rated Composite Shingle Roof
- ~ Standing Seam Metal Roof on Front Porch, Dormers, & Wall Accents
- ~ R-21 Fiberglass Exterior Wall Insulation
- ~ R-38 Fiberglass Blown Ceiling (Attic Floor) Insulation
- ~ R-15 Fiberglass Interior Primary Bedroom & Laundry Room Insulation
- ~ Poly-Seal Applied at All Exterior Penetrations
- ~ Door, Window, and Motion Alarm Sensors
- ~ Low Voltage Cabling - TV, Internet, Security Cameras, Motion Detectors, & Alarm Systems

Electrical Upgrades:

- Floor Plugs in Living Room & Office
 - Under Cabinet Lighting in Kitchen, Pantry, and Laundry Room
 - Soffit Receptacles for Christmas Lights
 - Front Soffit Lights on Gables
 - Outdoor Portable Generator Receptacle
 - Garage Electric Car Charger Receptacle
 - Dimmers in Living, Dining, Office, and Primary Rooms
 - 200 Amp Electrical Service
- ~ Tankless Propane Water Heater with Hot Water Re-Circulation
 - ~ Plumbing ready for water softener system; all hose bibs plumbed out before water softener.
 - ~ Dog Shower Station & Vanity with Sink in Garage Mechanical Closet



Home Spotlights:

Extravagant Ceiling Heights:

- 12' Ceilings all Throughout
- 18' Cathedral Ceiling in the Living Room
- 20' Cathedral Ceiling in the Primary Bedroom
- 15' Cathedral Ceiling in the Primary Bathroom
- 21' Ceiling in the Entry Foyer
- 13' Tray Ceiling in the Dining Room
- 13' Tray Ceiling in Bedrooms 2, 3, & 4
- 13' Tray Ceiling in Office with White Oak Cased Beams

~ Formal Entry/Foyer

~ Exterior Natural Stone Masonry (wraps around sides, back of home, & columns)

~ Stamped Concrete Front and Back Porches

~ Full Concrete Driveway with Landing

~ 3 Car Garage

~ Back Porch Overlooking Mature Oak Tree

2 Natural Stone-Encased Chimneys:

- Indoor Propane Chimney
- Outdoor Stainless-Steel Propane & Wood Chimney

~ Complete Natural Stone Masonry Outdoor Kitchen with Grill, Burner, Refrigerator, Sink, & Granite Countertop

~ Electric Lennox HVAC Systems

~ Electric & Gas Dryer Hookup

~ 250 Gallon Underground Filled Propane Tank

~ Insulated and Low-E Windows

~ White Oak Cased Ceiling Beams & Floating Shelves

~ 8' White Oak Kitchen Island



Home Spotlights:

- ~ Kitchen Disposal System
- ~ Elegant Walk-In Butler's Hidden Pantry with Sink, Dishwasher, and Wine Cooler
- ~ Luxury High-End Appliances – All Stainless Steel:
 - 48" Freestanding Double Oven Gas Range
 - Microwave Drawer
 - French Door Refrigerator
 - Kitchen Dishwasher
 - Pantry Dishwasher
 - Pantry Wine Cooler
 - Kitchen Ice Machine
 - 48" Range Hood
- ~ Taj Mahal Quartzite Countertops in Kitchen & Pantry
- ~ Quartz Countertops in Laundry Room & Bathroom Vanities
- ~ Custom Job-Built Cabinetry in Kitchen, Pantry, Laundry Room, & Game Room with Soft Closing Features
- ~ Custom Job-Built Bathroom Vanities with Soft Closing Features
- ~ Custom Job-Built Dressers in Each Bedroom Closet with Soft Closing Features
- ~ Primary Walk-In Closet Upgraded with Pull-Downs, Belt, Tie, & Valet Pull-Out Hanging Rods
- ~ Non-Primary Closets Upgraded with Belt, Tie, & Valet Pull-Out Hanging Rods
- ~ All Cabinetry Drawers Upgraded with Undermount Soft-Close Rails
- ~ Dedicated Mudroom at the Garage Entry with Custom Job-Built Cabinetry
- ~ Clear Glass on Top Kitchen & Pantry Cabinets
- ~ Entry Foyer Accent Wall
- ~ Dining Room Accent Wall
- ~ Direct Access from the Primary Closet to Laundry Room



Home Spotlights:

- ~ All Pine & Poplar Shelving, Casing, Baseboards, and Trim - No MDF
- ~ Solid 8 ft Doors
- ~ Designer Porcelain Tile Selections
- ~ Luxury Vinyl Plank Flooring - Commercial Grade
- ~ Elegant Chandelier, Lighting, & Fan Selections
- ~ 6-Inch Gutters All Around
- ~ Native Texas Landscaping with Irrigation & Sprinkler System
 - If a buyer is found before sod installation, the buyer will be given the option for sod between Palisades Zoysia, Tahoma Bermuda, and St. Augustine. The buyer will also be allowed selections for front flowerbed plants.