

# Property Highlights 523 E FM 1291, Round Top, Texas

## *The Willow 1900s Farmhouse at Round Top | Fully Restored*

This historic farmhouse has been completely rebuilt from the studs with upscale finishes, modern mechanical systems and timeless charm perfectly blending vintage character with today's conveniences.

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### **Exterior & Structural**

- Brand new metal roof
- All-new Hardie board exterior siding
- Aerobic septic system
- Private water well
- Foundation leveled – *transferable warranty included*
- Energy-efficient windows throughout
- Rain gutters installed
- New porch and decking
- Spray foam insulation

### **Interior Finishes & Features**

- Engineered wood flooring throughout
- Recessed lighting
- Custom Roman fabric shades throughout
- Stackable washer & dryer (downstairs)
- All furniture and decor included
- Original beadboard has been preserved and thoughtfully repurposed on the downstairs closet doors, as well as the upstairs bathroom wall and closets.

## **Kitchen**

- Custom cabinetry
- Oversized built-in island table with leathered quartzite top
- Perimeter countertops in polished quartzite
- Copper apron-front farmhouse sink
- Copper cabinet pulls
- Designer subway tile backsplash
- Built-in floating wood shelves crafted from reclaimed original beams
- Vent hood with original reclaimed wood finish
- Custom pantry with built-in pull-outs
- Base cabinets with pull-out storage for pots/pans
- Built-in double trash can

## **Bathrooms**

- Floor-to-ceiling tiled showers (both bathrooms)
- Quartzite leather-finish countertops
- Upscale fixtures and finishes
- Luxury tile throughout

## **Appliances & Mechanical Systems**

- GE Café Kitchen Appliances:
  - Gas range
  - Refrigerator
  - Dishwasher
- Stackable washer & dryer (downstairs)
- HVAC system – central heating & air
- Tankless water heater
- New gas lines
- All-new plumbing and electrical systems