

**\$425,000**



## ***Mill Creek Custom Homes Model***

3506 sq. ft.  
Year Built: 2009  
3 Bedrooms with study  
2.5 Bathrooms  
Formal Dining  
Game room with wet bar  
Granite Countertops  
Custom Built Knotty  
Alder Cabinets  
3 Car Garage  
Large Master Bedroom  
With Sitting Area  
Oversized Rear Porch  
with fireplace  
1 Acre Lot  
Hardwood Floors  
Slate in Entry, Kitchen,  
Breakfast Room



**1217 W Main, Bellville, TX 77418**

**Hours of Operation:**  
**Monday – Saturday**  
**10-6**  
**Sunday 1-6**

**Features Include:** 10 year home warranty,  
**Energy Features –** Tech Shield radiant barrier sheathing, Tyvek Home wrap, double pane low-e insulated windows, R-38 blown insulation, R-22 insulation in sloped ceilings, R-13 in all exterior walls, all openings are poly sealed, ridge vents in attic.

**Interior features -** 5-1/4 inch base trim throughout and 3-1/2 inch casing, Stained trim, window sills and doors in all impact areas (Family, kitchen/breakfast and study), 8 foot interior doors, Granite counter tops in the kitchen/breakfast, master bathroom and powder room, oil rubbed bronze Moen plumbing fixtures, 8 foot leaded glass mahogany entry door,

*Please call to arrange a private viewing* **Jewell Fontenot 979-865-9580**

[www.millcreekhometexas.com](http://www.millcreekhometexas.com)