



Exclusively Marketed by:

Roland Reichardt



*2316 Highway 159 East
Belleville, Austin County*

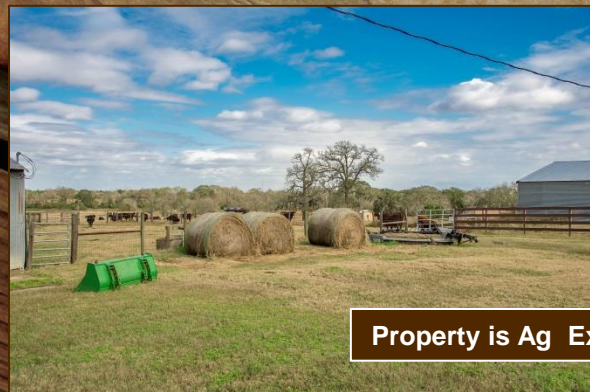
An absolutely stunning estate on 93.806
pristine acres in beautiful Austin County!
Every detail, every amenity you could ask for!

Presented for Sale:

\$1,700,000.00

Introducing

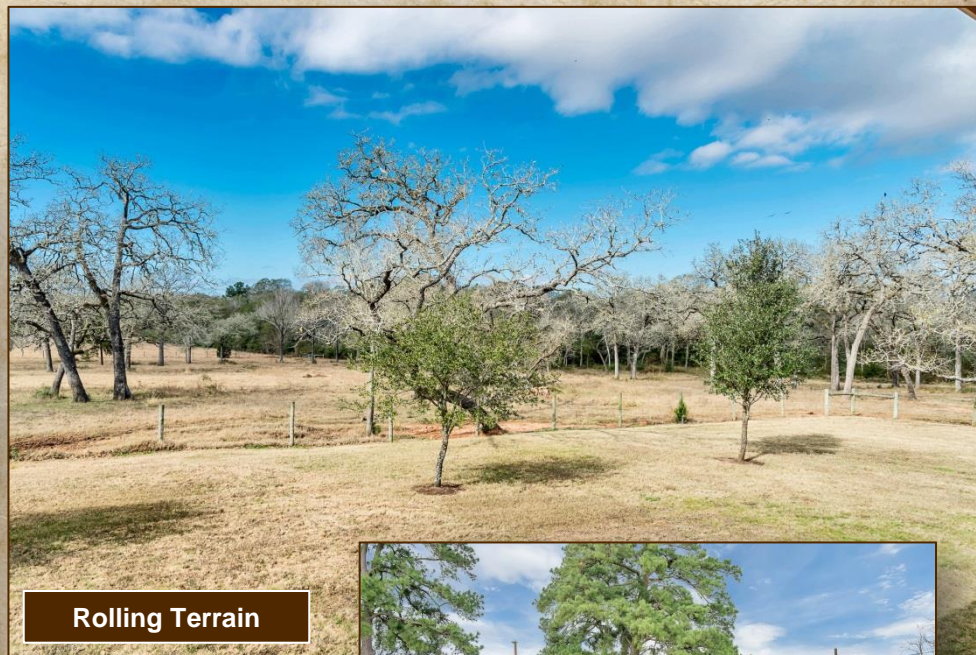
2316 Highway 159 East Bellville, Austin County



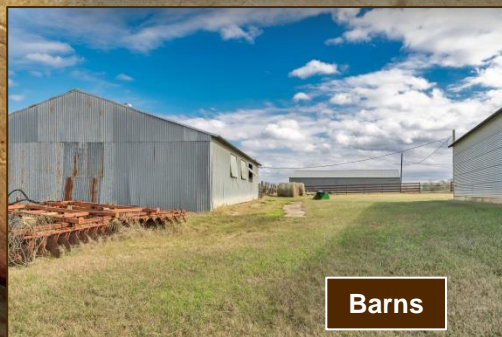
The Land



Improved Pastures – Ag Exempt



Rolling Terrain



Barns



Equipment Sheds



1916 SF Guest House



Stalls



Pens

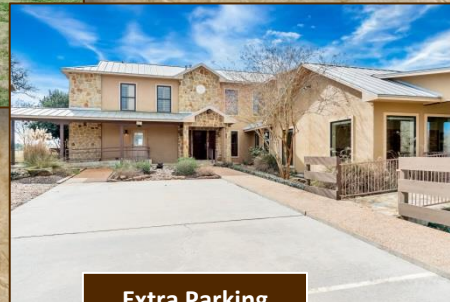


Private Road to the Main House

The Grounds



PORCHES!
14' x 56' Rear
14' x 24' Side
8' x 52 Front



Extra Parking



Flagstone Walkways

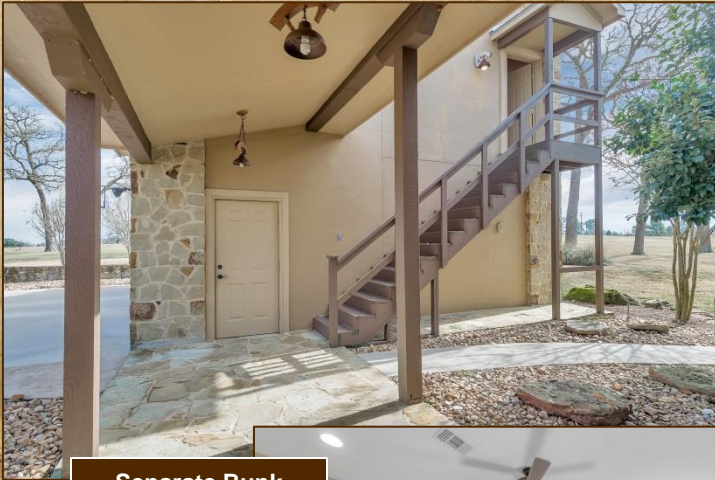


3 Car Garage

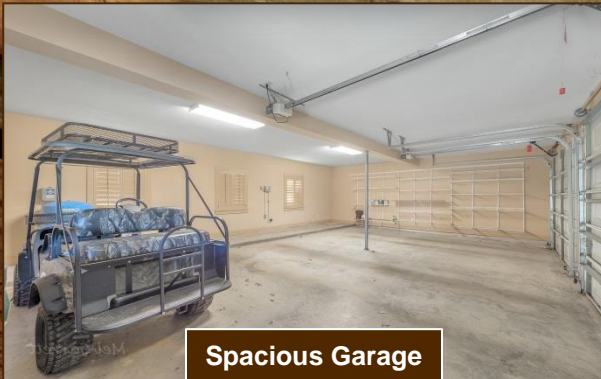


**Metal Roof
Stone & Stucco Exterior**

The Bunk House



Separate Bunk House over the 3 Car Garage w/Full Bath and Storage
Separate A/C Unit



Spacious Garage



River Rock Gardens



Wheelchair Accessible



Carrier A/C Units - Zoned



Glassed Great Room Left of Foyer



17'x12' Foyer



Glassed Great Room, Right of Foyer



Stone Fire Place w/Gas
Logs – Auto Lite



The Kitchen

- ★ Open to the Great Room
- ★ 9' Breakfast Bar w/Sink
- ★ Granite Counters
- ★ Ceramic Backsplash
- ★ Gas 4 Burner Island
- ★ Blt In Refrigerator, Dbl Oven
- ★ Dishwasher, Microwave
- ★ Kenmore & Kitchen Aid & Jen-aire Appliances





The Master Suite

14' x 22.5'
Plantation Shutters'
Hardwood Flooring



His/Hers Walk In Separate Closets
His/Hers Separate Bathrooms



His Bath



Her Bath

The Downstairs Study



12'x13
Hardwood Floor



DBI Built-In Bookcases
Plantation Shutters



Her Walk-In Closet

The Upstairs!



There is an ELEVATOR in
this Second Story Hallway



Card Room, or Media Room
Plantation Shutters, Book Cases



11.5' x 17'



10.8' X 14'



13.5' X 16.5'



Three Bedrooms Up Each
has it's
OWN PRIVATE BATH



The Party Room!



**Splendid Views,
Inside and Out!**



A Magnificent Feature of the Home is this 23'x50' Room that is the length of the rear of the house and is framed by 14 glass panel windows with two glassed doors that open to the wonderful porches. Self contained and outstanding for entertaining. Features Include:

- ★ Stone Floors - Full Bath - Kitchen - Great Storage Center - Florescent Lighting - Ceiling Fans - Separate Zoned A/C - Opens to Porches that open to breathtaking views of beautiful acreage and wildlife of every variety!





For More Information on this Outstanding Property,
www.youtube.com/watch?v=VhzRpHTXuRQ
FOR THE AERIAL AND INTERIOR VIDEO

Roland Reichardt

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MAIN HOUSE
2316 HIGHWAY 159 EAST
SELLER'S DISCLOSURE NOTICE
INFORMATION ABOUT ON-SITE SEWER FACILITY



GUEST HOUSE
2326 HIGHWAY 159 EAST
SELLER'S DISCLOSURE NOTICE
INFORMATION ABOUT ON-SITE SEWER FACILITY