

HREC #14-116

COUNTRY HOME
APPROX. 0.31 AC.



207 SUMMIT DRIVE

LA GRANGE, TEXAS

HODDE
★
REAL ESTATE CO.

979-836-8532

WWW.HODDERE.COM

CONTACT:
KATY PUGH
979-277-8081

207 SUMMIT DRIVE



*F*risch Auf ranks as one of the premier long-established residential communities in the La Grange area of Fayette County, with dozens of custom homes facing friendly, walkable streets winding among (and around!) venerable live oak trees. Beautiful, uniquely designed custom home, 2622 sq/ft, 3 bed-3 bath, office/study, sunroom, and 3 car garage with workshop. The oversized yard is watered by extensive irrigation system. Split floorplan, with separate primary and private guest/children's wings. Large family room with gas fireplace and custom-built cabinetry. Kitchen with island, walk-in pantry, custom wood cabinets, bar, adjacent breakfast area with large windows overlooking the professionally designed landscape. Formal dining room with recessed ceiling. Relaxing sunroom with French doors. Utility room with counter, sink, cabinets and space for refrigerator and upright freezer in addition to washer/dryer. Custom office with wood floor, skylight, and ample cabinets. Extra wide crown molding and baseboards throughout. Please see attachment of more detailed property features. On the imposing limestone bluff bounding the south shore of the Colorado River at La Grange, Texas, the historic Kreische Brewery is open to tourists as a state park. In the 1870s the brewery would display a Frisch auf banner inviting passers-by to "Freshen up!" with a fresh batch of their favorite Kreische's Bluff Beer. The slogan lives on in the name of the Frisch Auf Subdivision on top of the bluff, just west of the Monument Hill State Park.

ASKING PRICE: \$795,000



❖ 207 SUMMIT DRIVE
LA GRANGE, TEXAS 78945

❖ FAYETTE COUNTY
❖ LA GRANGE ISD
❖ APPROX. 0.31 ACRES

❖ EST. TAXES: \$5,145.95 (PER FCAD)
❖ PAVED, COUNTY MAINTAINED ROAD
❖ EASEMENTS: AS OF RECORD

❖ RESTRICTIONS: YES
❖ HOA DUES: YES - \$120/YEAR
❖ MINERALS: NONE TO CONVEY

KITCHEN



LIVING ROOM



207 SUMMIT DRIVE
LA GRANGE, TEXAS 78945

❖ SQUARE FOOTAGE: APPROX. 2,621 SF
(PER FCAD)
❖ YEAR BUILT: 2003
❖ EXTERIOR OF HOME: BRICK

❖ ROOF: COMPOSITION
❖ FOUNDATION: SLAB
❖ WATER/SEWER: COMMUNITY WATER & CITY SEWER

❖ EXCLUSIONS: NONE
❖ 3 CAR GARAGE

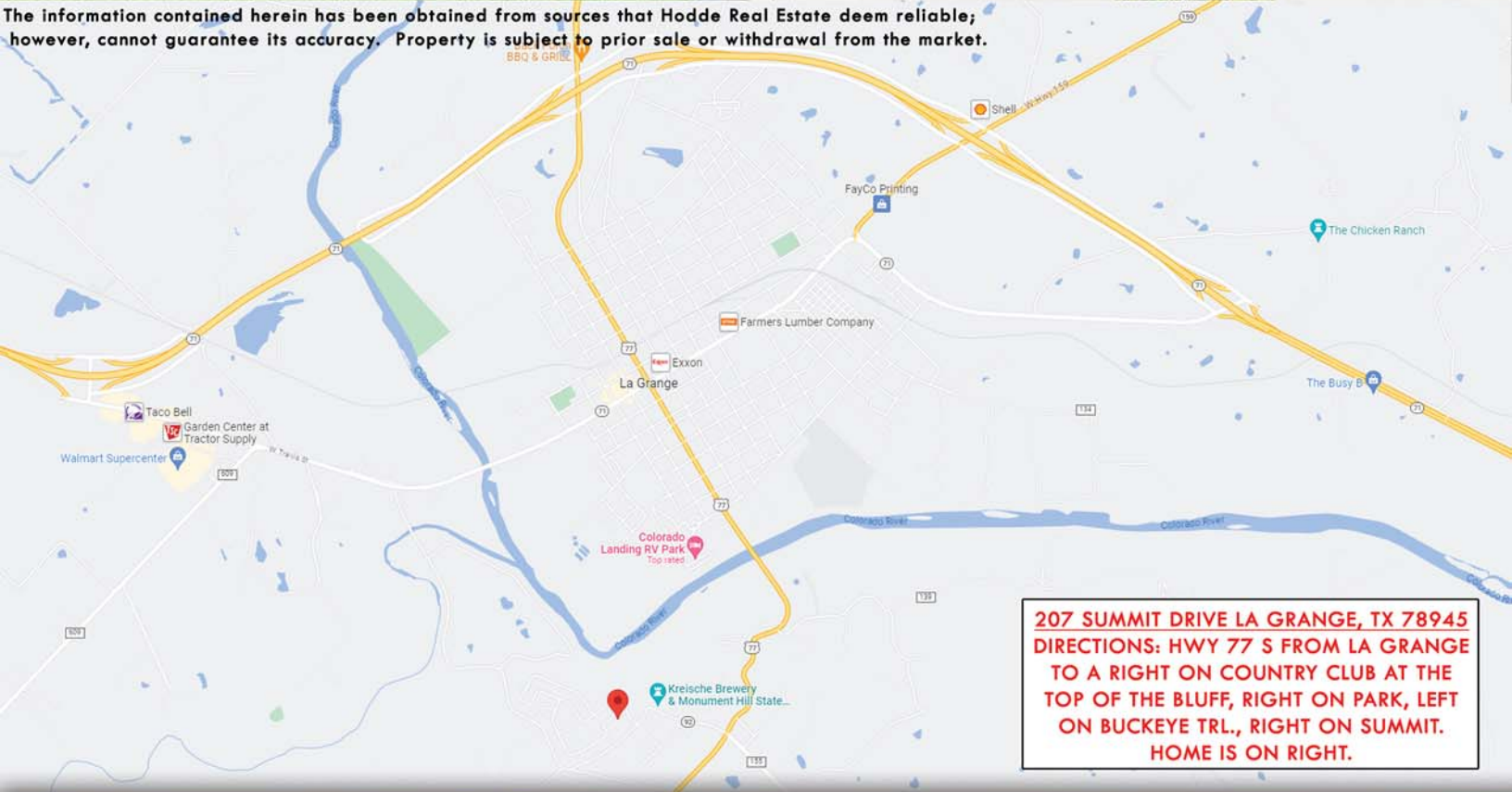
INTERIOR PHOTOS

PRIMARY SUITE





The information contained herein has been obtained from sources that Hodde Real Estate deem reliable; however, cannot guarantee its accuracy. Property is subject to prior sale or withdrawal from the market.



207 SUMMIT DRIVE LA GRANGE, TX 78945
DIRECTIONS: HWY 77 S FROM LA GRANGE
TO A RIGHT ON COUNTRY CLUB AT THE
TOP OF THE BLUFF, RIGHT ON PARK, LEFT
ON BUCKEYE TRL., RIGHT ON SUMMIT.
HOME IS ON RIGHT.