

DISTINCTIVE HOMES BY



**MINOR**  
CONSTRUCTION, INC.

Call Lynda Minor For a  
Viewing Appointment  
254-716-3241



## 713 Gullmont - Village at Castle Park - Waco

- 4BEDROOMS, 3.5 BATHS, 2 LIVING AREAS, 2 DINING AREAS, AND 3-CAR GARAGE WITH DEDICATED SIDE ENTRANCE IN UTILITY
- COMPUTER DESK AREA WITH AMPLE STORAGE AND ADJOINING CABINETS AS WELL AS STORAGE IN MUD ROOM
- IMPRESIVE DOUBLE FRONT DOORS
- OPEN CONCEPT WITH LARGE LIVING AREA AND BUTLER'S PANTRY OFF THE KITCHEN AND DINING
- ENERGY-EFFICIENT FOAM INSULATION AND VINYL WINDOWS
- 2 TANKLESS HOT WATER HEATERS( PROPANE)
- OVERSIZED SPA SHOWER WITH 2 SHOWER HEADS AND RAIN HEAD
- FREESTANDING TUB AND DUAL VANITIES WITH QUARTZITE IN MASTER BATH
- OVERSIZED UTILITY ROOM INCLUDING SINK AND WORK SPACE WITH BUILT-IN HAMPER STORAGE
- FURNITURE-FINISH CABINETS IN KITCHEN & BUTLER'S PANTRY WITH EXTRA LIGHTED ROW AT TOP, SOFT-CLOSING DRAWERS AND DOORS, AND QUARTZITE COUNTERTOPS
- SOARING 14' CEILINGS IN DINING & ENTRY; 12' IN REMAINING LIVING AREAS, 10' IN BEDROOMS
- PLANTATION SHUTTERS THROUGHOUT
- OVERSIZED COVERED PATIO GREAT FOR ENTERTAINING, INCLUDING FIREPLACE AND OUTDOOR KITCHEN WITH GRILL AND SINK BACKING UP TO BEAR RIDGE GOLF COURSE
- WALLS HAVE TWO COATS OF PAINT FOR DURABILITY WITH BULLNOSED CORNERS
- 8' DOORS THROUGHOUT
- HARD-WIRED SECURITY SYSTEM
- 8" HAND-SCRAPED HICKORY HARDWOOD FLOORING IN FAMILY ROOM, KITCHEN, BREAKFAST, ENTRY, DINING ROOM, LIVING ROOM, BUTLER'S PANTRY AND MASTER BEDROOM
- STRUCTURED WIRING FOR VOICE AND TV, INCLUDING SPEAKERS IN LIVING ROOM, PATIO, AND "INVISIBLE" SPEAKERS IN MASTER BEDROOM
- GE CAFE® PLATINUM GLASS APPLIANCES INCLUDING PROPANE COOKTOP, DOUBLE OVEN WITH INTEGRATED AIR FRYER, MICROWAVE, DISHWASHER., AND REFRIGERATOR
- STONE FAÇADE WITH BRICK ACCENTS
- BERMUDA GRASS WITH LANDSCAPING, TWO TREES, AND SPRINKLER SYSTEM

**3577 Sq. Ft. Living**  
**\$775,000**