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**JamesHargroveRealEstate**

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- |                      |                            |
|----------------------|----------------------------|
| ✓ BEAUTIFUL WOOD     | ✓ ANCIENT OAKS             |
| ✓ ANTIQUE LIGHTING   | ✓ 6,000 SQ. FT.            |
| ✓ SUSPENSION BALCONY | ✓ FENCED                   |
| ✓ METAL ROOF         | ✓ 10'x10' BASEMENT STORAGE |
| ✓ TRIPLE GARAGE      | ✓ VERY WELL KEPT HOME      |

602 Broad, Lampasas, Texas

This 97 year old, 13 room colonial home has undergone many renovations and modifications; however it still maintains the charm of an era where buildings were spacious and graceful.

You'll find a formal living room with a beautiful fireplace and wood accents in the ceilings and staircase. A formal dining with a lovely chandelier and French doors. The charming country kitchen has tile and a large island. There is also an oversized laundry area and triple garage.

There is also a large deck, a master bedroom overlooking the landscaped yard and extra storage in the 10 x 10' basement. A massive central staircase leads to 6 large bedrooms. A landing opens onto a unique suspension balcony. There are high ceilings, ornate antique lights, original wood flooring and much, much more. Call today! Call James Hargrove Real Estate today (512-556-8286).

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