

285 E Thigpen
Carmin, TX 78932

History:

Believed to be built in 1947 by Elo Ullrich

There's been 2 owners between the original owner and the current owner.

A lot of the wood has been reclaimed from Camp Swift in Bastrop, TX.

Eilo Ullrich was most known for Pearl Beer distributing.

The wood that was reclaimed from the barn that the Pearl Beer truck was parked in was used throughout the house. The old barn door is used as the pantry door in the kitchen.

Kitchen:

The Kitchen was updated 10 years ago.

The stove has been converted from electrical to propane.

Walk in butlers pantry.

Chimney in the Kitchen has been capped off.

Formal Dining Room:

Original arched doorway from the livingroom to the formal dining room. 2 beautiful originally crafted built in cabinets with marble tile to withhold any heated pots when entertaining.

There is also a built in bench between the two built in cabinets that offers additional storage.

Original gridded ceiling.

Livingroom:

The once wood burning fireplace has been converted to a gas fireplace. Custom built oak with all gas nozzles in the right column of fireplace hidden to the naked eye.

First room:

Built in cedar vanity in a nook placed between the two cedar-lined closets with shelving and hanging storage.

Master Bedroom:

The closet was closed off from the room and was converted to a pocket door for a private bathroom. Double vanity and a custom shower with 2 separate showerheads that have separate controls. Walk in closet space for master bedroom hanging storage.

Home Office:

Double doors are from an antique store in Leaky, Texas. The doors will stay with the house.

Basement:

The basement would be perfect for a wine cellar . With original Shiplap and paint color.

The basement is used for the water heater, Water Softener, and whole house water filter. Everything has been converted to electric utilities. All gas lines have been capped off. Gas lines in the basement are inactive.

The plumbing has been upgraded 10 years ago.

Upstairs Room 1:

The staircase can be hidden behind a door.

Room 1 Upstairs: 2 attic access and 1 closet.

Laminate flooring with the original pine floor underneath.

Upstairs Room 2:

Granny Ullrich Quilt box. Was built in this room and will remain with the house. Original Pine flooring. Closet and Attic Access.

Window bench built in under the window. And HVAC access in room.

Upstairs bathroom:

HVAC access from bathroom with a full door.

Linen cabinet.

Custom tile shower and bench in the shower. Privacy glass and privacy windows.

Back door entrance.

Electric washer/dryer hookups. Built in cabinet and counter perfect for storing laundry detergent and soaps/cleaners.

Other Comments about the house:

The house has had electricity completely upgraded from 100 AMP to 200 AMP.

All original Shiplap in house. Original B-board except for the washroom.

Furnace, Fireplace, and stove are propane. Everything else is electric.

The chimney has been capped since the fireplace had converted from wood burning to gas. 15 year old roof.

On the roof are the original lightning rods and cables. The lightning rods are topped off with decorative glass that will stay with the house.

Elo Ulrich's smoke house and granny Ullrich's original wash is perfect for a tool shed.

Original barn and original chicken shed.

The birdhouse will stay. It is a replica of this house.

The well was capped off when Carmine was converted to city water.

Pecks tubing.

The house has a new PVC waterline when plumbing was upgraded 10 years ago. .

Chicken coop will not convey with the sale of the house.

The purchase of this property does come with the vacant lot next door.

The Shop:

The shop has an automatic clicker to go along with the manual door switch inside the shop.

Stain glass and double doors will stay with the house.

Reclaimed wood from Elo's old barn is in the shop for accent pieces.

Chicken coop will not convey with the sale of the house.

The purchase of this property does come with the vacant lot next door.

Handwashing sink with grey water.

Built in cabinets and counters.

2 window units with AC and Heater.

Separate 200 AMP service.

New electric panel. Every outlet has its own breaker. With a corresponding number.

5 year metal roof with seamless gutters.

2 peg boards will not sell with the house.