



## FROM \$297,400



**1,780**

Sq.Ft.



**3**

Bedrooms



**2.0**

Bathrooms



**1.0**

Story



**0**

Garage

The Marian is centered around a large, bright family room, with raised ceilings and tall windows to invite plenty of light. It connects to a dining room near the entrance and the kitchen and breakfast area at the rear. The kitchen includes an open counter and eating bar that overlooks the family room, and leads into a secluded utility room. Two bedrooms and a bathroom branch off from the breakfast area, and a master suite with a large walk-in closet is situated adjacent to the family room. The study opposite the dining room is perfect for a quiet office or a fourth bedroom.

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# MARIAN

San Augustine County, TX

**TILSON**  
CUSTOM HOME BUILDERS



Elevation C - The Marian

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*Tilson continuously improves home designs and reserves the right to modify home features and specifications without notice or obligation. Square footage is approximate and includes overall dimensions. Renderings are drawn to be substantially correct. Tilson standard features may vary by home design and/or location. Contact a Tilson Sales Associate for details.  
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