



“Process Leads to Performance”

# 723 Saint James Street

FOR PRICING AND INFO: [www.723SaintJamesStreetGonzales.com](http://www.723SaintJamesStreetGonzales.com)



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PROCESS LEADS TO PERFORMANCE

1011 Westlake Drive

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Just as the first shot of the Texas Revolution fired in Gonzales changed history forever, St. James Inn was also a new impact on the horizon for the future of Gonzales and its history. This Colonial-Renaissance Mansion, is the epitome of gracious living in the heart of central Texas. It's present owners began their dream in 1989 of renovating their new home to its original character - "A Bed & Breakfast" for guests' comfort and enjoyment that was known to most in the area as the Kokernot Mansion, built in 1914.

In the heart of the Eagle Ford Shale oil and gas activity, economic indicators placed Gonzales County as one of the main beneficiaries of the oil and made Gonzales one of the wealthiest rural counties during the late 1800's and early 1900's in Texas. With its charming 19th century storefronts, five Texas History museums, and avenue upon avenue of elegant historic homes. This home is one of the true "Jewels of Gonzales" and anchors the eastern edge of the official Texas Historic Museum District.

Upon arrival to this quiet, Texas Historic Community you will be captivated by this 100 + year old Colonial-Renaissance Historic Mansion located on .99 acres, with beautiful oak trees draped across the grounds. You are greeted by a huge farmhouse porch that invites you to pause and enjoy the view! As you enter this spacious Mansion, you are met with the impressive quarter sawn long leaf pine & red oak floors throughout, original windows followed by its ornate ceiling woodwork and the first floor that is the ideal space for entertaining which includes a veranda, 625 sf living room with large fireplace, solarium, dining room with fireplace, den with fireplace, breakfast room, gourmet kitchen equipped with new under-cabinet lighting, pantry and office, 2 full bathrooms and 1 powder room. The 2nd dining room offers the perfect spot for your cozier gatherings, breathtaking picture windows with gorgeous views of the grounds.

A grand hardwood staircase leads you to the second floor where you will enjoy 5 spacious bedrooms and 4 full bathrooms. The large master suite includes a huge, private living room with fireplace and covered porch to enjoy your morning coffee. You will also find a charming children's wing which consist of 3 bedrooms with private fireplaces, 2 baths, a study/library with shelving and a quiet screened-in porch for those afternoon naps. Additionally, a guest bedroom and bathroom with another fireplace and an off-season closet completes this wing.

On to the third floor, along with an abundance of natural light you will find an additional bedroom and bath as well as a spacious storage attic.

The tour of the basement includes two studios, a large seasonal storage area with built in shelving, a laundry area and 2 mechanical rooms.

The two-story Carriage House consists of 1,863 + sf and includes a 1 bedroom, 1 bathroom apartment with a kitchen on the lower level, a 2 bedroom and 1 bath apartment on the upper level with kitchen, two car garage.

Gonzales, the home of "Come and Take It" the battle cry where the first shot of the Texas Revolutionary War happened, is an irresistible, carefully planned canvas of historic homes, churches and museums, of public parklands and playgrounds, just ten minutes south of Interstate 10 on an inviting stretch of Hwy 183 as it winds its way to the Texas Coast. A short one-hour drive time to Austin and San Antonio and a little more to Houston and the Gulf Coast, Gonzales is among the most desirable locations in the state. Come for a visit and you will make this Mansion your new home!







## Special Features

- + 6 Bed | 7.5 Baths | 2 car Garage
- + 7,234 SQ FT Main Home (per Appraiser)
- + 880 SQ FT Basement (per Appraiser)
- + 1,863 SQ FT Carriage House per Appraiser (confirm)
- + Historic Colonial-Renaissance Mansion
- + 6 Living | 3 Dining
- + Basement with 2 Studios
- + New Roof 2017
- + 2 Story Carriage House with 2 Guest Apartments
- + Located on Approximately .99 acre lot
- + Huge Windows with Abundant Natural Light



