

**HIDDEN STREAM RANCH**  
**10,000 FM 389, Brenham, TX 77833**

**PROPERTY OVERVIEW: 78.5 ACRES:** Some of the most beautiful park-like land in Washington county, Live Oaks, rolling terrain, 50% wooded, spring fed live stream with waterfalls, streambed lined with Dogwood trees, trails throughout the woods. Perfect recreational destination ranch with Wildlife Management Exemption, energy efficient/green design, solar powered entrance gate, ¾ mile driveway winds through the trees over the tank dam to the completely private main house and compound.

**PONDS:** Picturesque 1.5-acre main pond stocked with bass and perch, with Camp cabins, fishing deck, gazebo and fire pit area. 2<sup>nd</sup> pond near house stocked with perch, and 3<sup>rd</sup> pond west of entrance.

**MINERALS:** Owns 50% on 21 acres (other mineral owner has rights to explore)  
Owns 100% on 57 acres, No mineral lease, Will convey owned minerals.

**MAIN HOUSE OVERVIEW:** Tuscan style home with tile roof and High-end finishes. Selling with furnishings and ranch equipment. Styled after Sierra Classic Model home floor plan adjusted to 3040 sq. ft., LED lighting throughout, 7 years old, Plantation shutters, electric shades, home in immaculate condition.

**COVERED PORCH:** Cool deck flooring, high ceilings, and 4 rocking chairs make for a cool place on hot days.

**ENTRANCE AREA:** French hand-painted cabinet, 2 lamps, large mirror, wool rug, and chandelier

**LIVING: 21.5 X 20.2:** Beautiful Austin stone fireplace is the focal point of the room and immediately your eyes are drawn straight through to the spectacular views out the back. Tile floors, 2 fans, ceiling surround sound speakers. Furnishings: Tapestry rug, leather and rawhide sofa, oversized leather chair, 2 leather chairs, coffee and end tables. Glass door and panels leading into the sunroom fold back and open up the entire area, and close when using the sunroom as an open-air living space.

**SUNROOM: 19.2 x 18.5:** Panoramic glass doors and panels fold back creating an outside living space, sliding screen panels, polished travertine tile floor, wood ceiling, recessed lighting, 2 fans, area rug, 2 couches, 2 chairs, table and display cabinet.

**OFFICE: 12.5 x 9:** Wood floor, fan, recessed lighting, office desk, couch with rawhide leather, western art.

**DINING: 14.5 x 13.5:** Awesome view of the infinity pool, chandelier, table and 6 chairs, buffet, sun shades.

**KITCHEN:** 14.9 x 11.2: Oversized granite topped island with 4 bar stools, built-in cabinet depth refrigerator, Kitchen Aid 5 burner gas range, pot filler, dishwasher, oven and microwave, all stainless-steel quality appliances, hand rubbed bronze finish fixtures, distressed wood/glass cabinets and granite counters.

**BACK HALLWAY:** Door to pool area, large walk-in pantry, wine cabinet/storage, ½ bath powder room, and broom closet.

**UTILITY ROOM:** Marble top organizing station, washer, dryer, sink with granite counter, shower, and linen closet.

**GARAGE:** 2 car attached, finished out walls and cool deck flooring, attic access.

**MASTER:** 17.8 x 14.10: Wood floor, ceiling speakers, plantation shutters and electric shade, king bed, 2-mahogany night stands, wall mounted TV, rug.

**MASTER BATH:** Tile floor, large double granite vanity and mirror, large walk-in shower with river rock floor, whirlpool tub, plantation shutters, electric shade, chandelier, large walk-in closet, and rawhide/leather stool.

**2<sup>ND</sup>:** 13.9 x 12.11: Wood floor, plantation shutters, lighted ceiling fan, queen bed, 2-night stands, wall mounted TV, chair, walk-in closet.

**3<sup>RD</sup>:** 12.7 x 10.7: Wood floor, lighted ceiling fan, plantation shutters, queen bed, night stands, small dresser, wall mounted TV, walk-in closet.

**GROUNDS:** Glasco Professional Landscaped, hearty plants, rock accents, sprinkler and dripline watering system, and all underground utilities.

**PUMP HOUSE / WELL:** 420 ft deep with dual Salt and Citrus water softening system.

**LP GAS TANK:** 500 gallon underground tank located north of pump house.

**SEPTIC:** Standard (2) 500 gallon tanks located east side of house.

**PROPERTY WIDE UTILITIES:** Low: \$95 High: \$230

**POOL/GROUNDS:** 22,000 Gallon Infinity Pool, hot tub, beach entrance with in-ground umbrella stand, underwater seating along one side of pool, 2 in-ground umbrella stands, fountain, cool decking, steps down to large fire pit area, and seating and hammock area under sprawling Live Oak tree area.

**POOL HOUSE:** Built with same style, quality and builder as the house, 2 years old, panoramic glass door and panels fold back for open air living, sliding screen panel, Murphy queen bed creates guest quarters, private full bath with large walk-in shower, high end kitchen, expansive covered patio for entertaining, outside shower and artificial tuff area.

**SEPTIC:** (2) 500 gal tanks located west side of pool house.

**KITCHEN:** 17.10 x 10.10: Great place for indoor/outdoor cooking and parties, granite counters, high-end stainless-steel appliances, Thermador Range (with 4 gas burners, griddle, grill, oven, steaming oven and warming drawer), dual vent hood, farm sink, ice maker, dishwasher, microwave, refrigerator, glass tile backsplash, small table and two chairs.

**LIVING:** 18.1 x 14.3: Wall mounted TV, Murphy queen bed, sound system, karaoke machine, dining table and chairs.

**BATH:** Full bath with large open walk-in shower.

**EQUIPMENT CLOSET:** Ample room for all cushions for chairs, pool floats, mobile ice chest, robot cleaner and tools for pool, umbrellas and stainless-steel shelf.

**COVERED PORCH:** Tile floor, wood ceiling, round fire place table & 2 chairs, couch & 2 chairs, bench, rugs, loveseat slider, coffee table and 2 lounge chairs.

**GREEN HOUSE:** 12 X 10: Cedar with polycarbonate roof pieces, 6 windows, gravel floor, café door, accessories stay. TWO RAISED BED GARDENS for your vegetables, and composter.

**SOLAR PANELS:** 36 solar panels provide electricity up to 10,000 watts for major systems such as pool equipment and air-conditioners, excess energy is purchased by Bluebonnet Electric Coop. and sent back into the grid, Solar Edge system with App for smart phone to monitor the system.

**SHOP BUILDING:** 30 X 50: Insulated, covered porch with glider, covered parking on the side, office room with wood look vinyl plank flooring and a full bath with rain shower, 3 manual and 1 electric overhead doors, work bench, 220 plug, Kiln and pottery wheel, Kabota tractor, shredder, front-end loader, Mule utility vehicle, utility trailer, DR Brush hog, riding mower, refrigerator, shelves, 2 awning tents for parties, RV hookup/clean out.

**POLE BARN:** 30 X 50: size of a large 4 car carport, building materials stay

**CAMP HOUSE MAIN:** 19.5 x 15.5: Covered porch overlooking pond, ductless A/C Heater system, couches, refrigerator, stove, microwave.

**SEPTIC:** (2) 500 gal tanks behind bathroom building and holding tank with lift station for Efficiency Cabin

BUNK HOUSE: 8 X 10: One set of bunk beds, AC/heater, hardwoods through-out and decorations/art.

BATHROOM BUILDING: Full bath with water heater

EFFICIENCY CABIN: 21.8 X 11.4: 2-Zone duct-less AC/Heater System, Queen bed, 2-night stands, rug, leather couch, lounge chair, coffee table, wall table, small kitchen, refrigerator, small stove, microwave, Full bath with nice rain shower.

GAZEBO: 14 ft diameter Amish origin/quality put together on-site, screened in, deck with 2 Adirondack chairs.

PUMP HOUSE / WELL: 210 ft deep with water softening system, Hot water heater feeds Efficiency Cabin, Camp house Main, and outside shower.

CAMPGROUND AMENITIES: Welcoming Firepit with stone decking overlooking pond, Adirondack chairs, Canoe/Paddles, 2 car carport, RV septic connection and electricity.


2018 PROPERTY TAXES:


20 acres Tract 100 is	\$10,534.95
58.5 acres, Tract 125 is	\$909.56
Total:	\$11,444.51

# Untitled Map

Write a description for your map.

## Legend

 78.5 Acres, 10000 FM 389

 Untitled Polygon

78.5 Acres, 10000 FM 389



2000 ft

Google Earth

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