

FEATURES DOCUMENT for...
1387 Gotier Trace Road, Paige, Texas 78659

This home is 2,420 heated/cooled square feet, set on a gentle rise overlooking the approximately 1.5 acre, 35 foot deep, stocked front pond and the property's beautiful pastures, with the view bounded by the wooded creek area. No other neighboring houses are visible from this home.

Level improved pastures with deep, sandy loam soil, mixed with native woodlands and native grassland pastures make this property ideal for raising horses, cattle, donkeys, or for watching the wide variety of wildlife that frequent the property. Wildlife that has been seen include white-tailed deer, wild turkey, bobcats, American woodcock, teal, whistling tree ducks, wood ducks, bald eagle, mallards, hummingbirds, hawks and many other species of birds and other mammals.

Currently Ag exempt, the property could also be put in a Wildlife exemption if desired by the new owners.

3 bed, 2 bath and a private office which includes a built-in desk area, 4 foot deep closet across one entire side of the room and a separate French door to the front covered porch area.

1,271 square foot 3 car garage with 10 foot wide door openings on each of the three garage bays. Automatic garage door openers on all three garage doors.

Fully decked, lighted attic space above all three garage bays provides extensive storage space, or could be built out as a future living area.

A carport covers the entire front of the 3 car garage area (the carport big enough to park a dually truck plus two other vehicles under it), providing 3 additional covered vehicle spaces.

Storage space is available in the third garage bay which is separated by a sheet rocked and painted wall with ventilation and a walk door from the other two garage bays. This storage space can also be used for vehicle parking if desired.

1,292 square feet of covered 8 foot deep porches on all four sides of the house, including a larger covered porch area off of the master bedroom with native cedar post supports all the way around the house.

Property's 2nd pond is partially visible from the house and is home to bass, wood ducks, whistling tree ducks, turkeys and other wildlife.

Working, authentic Aermotor windmill with concrete water tank located between the home and the front pond.

The Big Dipper can easily be seen at night from the north windows of the master bedroom.

Home has 10 foot ceilings throughout with a 20 foot ceiling in the living room.

Beautiful pasture and front pond views from all parts of the living room.

Propane fireplace with custom mesquite mantle located in the living room.

Home is 100% accessible for disability access

Exterior and interior doors throughout are 36 inches wide. Walk-in 4'9" x 5' shower in master bathroom.

Custom solid cherry wood cabinets throughout the kitchen and bathrooms.

Dual fuel stove in kitchen with gas burners and convection/electric oven.

Huge master walk-in closet with 3 levels of clothes racks and built in storage shelves.

Ceiling fans throughout the house, including on the covered porch area off of the master bedroom.

Monitored security system throughout the house and the shop.

Complete lightening rod system professionally installed on the roof of the house.

Metal roof on the house, shop, tack room and working pens.

Hardie board fascia and trim on the home's exterior recently professionally re-painted with Sherwin Williams exterior paint.

Master bedroom has French door leading out to adjoining 14 foot by 14 foot covered porch.

35 foot deep front pond did not dry up in the recent droughts and is fully stocked with catfish which are easily caught by anglers of all ages.

30 acre Jiggs coastal hay pasture which has been consistently fertilized produces good hay for grazing or baling. The Jiggs improved coastal variety is highly drought resistant and was sprigged in by the current owner.

Separate, fenced off hayfield in the northeast corner of the property which could also be used as a building site for a second home, guest cabin, or other structure with its own separate gated entrance off of Gotier Trace Road.

Property is adjacent to a 500 acre ranch and a 300 acre ranch. No one lives on either ranch.

Property is fully fenced and cross fenced with 6 strands of barb wire and 2 and 7/8" pipe corner braces and H-braces.

Cattle pens (high quality construction) with water troughs, wash-up sink, alleys, squeeze shoot, scales and a nice tack room/barn to care for animals.

The working pen area is also covered in case of rain or hot sun, also lighted for taking care of animals at night as needed.

I have never seen a straighter/tighter fence in my life than this one around the pens. The pen/fence builder is legendary in this area but has passed on since building the pens and fences on this property.

The working chutes/alleys leading to the squeeze chute are welded pipe and very solid. Alleys are solid enough that one person can work the livestock if needed.

Nice garden area near the creek for growing vegetables or other food to harvest. If buyer is into doing that there is no limit to the amount of food that can be harvested.

Chicken coop (no chickens reside there currently, but they want to.)

Metal shop wired with 220 volts, with sink, overhead lift, compressed air piped throughout and adjacent lighted bays in which to park tractors, vehicles and other equipment, or to use as hay storage or for the covered storage of other items.

Three (one of which is on an automatic door opener) roll up, 14 feet tall overhead doors plus one 4 foot wide walk door allow for easy access to the shop. Two of the overhead doors are aligned on opposite sides of the shop, allowing for easy drive-thru of the shop if desired.

Covered front porch spans the entire front side of the shop, allowing for even more working and storage areas.

Shop - 30'x40' = 1200 sqft

24'x40' bay = 960 sqft

2nd 24'x40' bay = 960 sqft

3rd 40'x40' bay = 1600 sqft

Extensive flat, open, gravel area in front of the shop and equipment bays makes for easy access and turning and backing of even 38 foot long trucks and trailers adjacent to the shop area.

20 foot wide, fully automatic front entrance gate with push button access with decorative accent star on it slides conveniently over traditional cattle guard.

Pipe entrance way on either side of the front entrance gate is sufficiently recessed off of the paved county road to allow for trucks towing trailers to be able to fully pull in off of the road while waiting to go through the front gate.

Well maintained, mowed Bermuda grass lawn watered with a fully automatic sprinkler system surrounds the house, helping to provide for spectacular views in all directions.

Large stands of native trees and native grasses are located throughout the property, providing plenty of hiking areas, as well as spots for wildlife observation and wildlife habitat.

Whole house tankless Navien gas water heater located in garage.

Water softener system for the house water supply.

Irrigation spigots scattered all through the woods and along the drive leading to the home.

Cattle, donkeys, and some farm equipment available for purchase with the property.

(Features are not listed necessarily in order of importance)