

16159 Deerhaven Run

Rosharon, TX

A private, peaceful and spacious country estate. Acreage property on a cul-de-sac with large main residence, pool/guest house, pool, astronomical observatory and barn.



- ▶ 5 acres; backs up to pasture land. Fully fenced and gated.
- ▶ One owner.
- ▶ Between them, the two houses and observatory include a total of 6041 ft² of living area; 5 bedrooms, 4 common areas, 2 kitchens, 2 offices, 5 full bathrooms, 3 half baths and 5 garages.
- ▶ Set up to weather the storms;
 - 25 Gpm, 650 ft deep water well that serves the pool house, two irrigation systems and outside spigots.
 - 20 KW liquid cooled 4-cylinder propane powered generator with automatic transfer switch runs the well, septic, all lights and appliances in the pool house, including the air conditioning.
 - 500 Gallon propane tank.
 - Custom hurricane window covers for all windows in the main residence, pool house and observatory.
 - None of the structures have ever flooded or sustained wind damage
- ▶ Extensive landscaping with more than 40 mature trees; palm, live oak, magnolia, laurel oak, cypress, native pecan and others.
- ▶ Irrigated vegetable garden. Citrus trees; grapefruit, orange, lemon and kumquat.
- ▶ Stunning sunset views from back yard and pool deck.

MAIN RESIDENCE : Overview



- ▶ Custom home completed in 2004
- ▶ 4797 ft2 with 10' ceilings throughout.
- ▶ 4+ bedrooms; master suite and two other suites are downstairs and one bedroom is upstairs with a private bathroom. The downstairs bonus room can be easily converted to a fifth bedroom if desired.
- ▶ 4 full bathrooms and 2 half baths.
- ▶ Three living areas; two downstairs and one upstairs.
- ▶ Large living room, foyer, formal dining, private study, kitchen, breakfast nook and utility room.
- ▶ Plenty of storage in custom cabinets, closets and built-in shelving.
- ▶ Both front and back porches are under-roof totaling 445 ft2.
- ▶ Outside closets on the back porch for storage of pool accessories garden supplies.
- ▶ 1009 ft2, three car garage. Two bays are drive-through. All doors have automatic openers. Garage includes a shop area. The bays are extra-long to fit short-bed crew cab pickups.
- ▶ Outside parking for four additional vehicles without blocking garages or any other vehicles.
- ▶ Irrigation system for beds, trees and parts of lawn.
- ▶ Alarm system, intercom, Ethernet cable and coax throughout.
- ▶ Community water supply. Dedicated septic.
- ▶ Three isolated A/C zones with gas heat.
- ▶ 2X6 walls for improved stability and insulation. Built to windstorm specs.
- ▶ Two water heaters.
- ▶ Ceiling fans throughout.
- ▶ Fresh paint inside and out. New carpet downstairs.

MAIN RESIDENCE : Pool



- ▶ In-ground pool approximately 25,000 gallon.
- ▶ Spa integrated with the pool approximately 1,000 gallon.
- ▶ Waterfall and lush tropical landscaping
- ▶ Large pea-gravel decks with walk ways to pool house and observatory
- ▶ 10' x 20' Lanai with lights and power.
- ▶ 4' Wrought-iron-design aluminum fence encloses back yard and pool.

MAIN RESIDENCE : Master Suite



- ▶ Large and secluded bedroom on the south side of the home.
- ▶ Built-in bookshelves, crown molding, carpet.
- ▶ Bathroom:
 - Two large walk-in closets with built-in shelves and drawers.
 - Whirlpool tub.
 - Large shower with two shower heads and seat.
 - Dressing table.
 - Dual vanities.
 - Private potty room.
 - Two sets of built-in drawers.
 - Travertine tile and glass block windows.

MAIN RESIDENCE : Guest's or Children's Suites



- ▶ Isolated separate A/C Zone
- ▶ Large and quiet bedrooms on the north side of the home. Carpeted.
- ▶ Two bedrooms, each with private bathroom and walk-in closet.
- ▶ Bathrooms are tiled.
- ▶ Living area between the bedrooms with walk-in closet (can be converted to fifth bedroom).
- ▶ Crown molding in common areas and box ceilings in bedrooms.

MAIN RESIDENCE : Upstairs



- ▶ Isolated separate A/C Zone
- ▶ Carpeted.
- ▶ One bedroom with closet the length of one full wall.
- ▶ Living area with walk-in attic access.
- ▶ Two dormer windows; one in the bedroom and one in the living area.
- ▶ Full bathroom, tiled.

MAIN RESIDENCE : Kitchen and Breakfast Nook



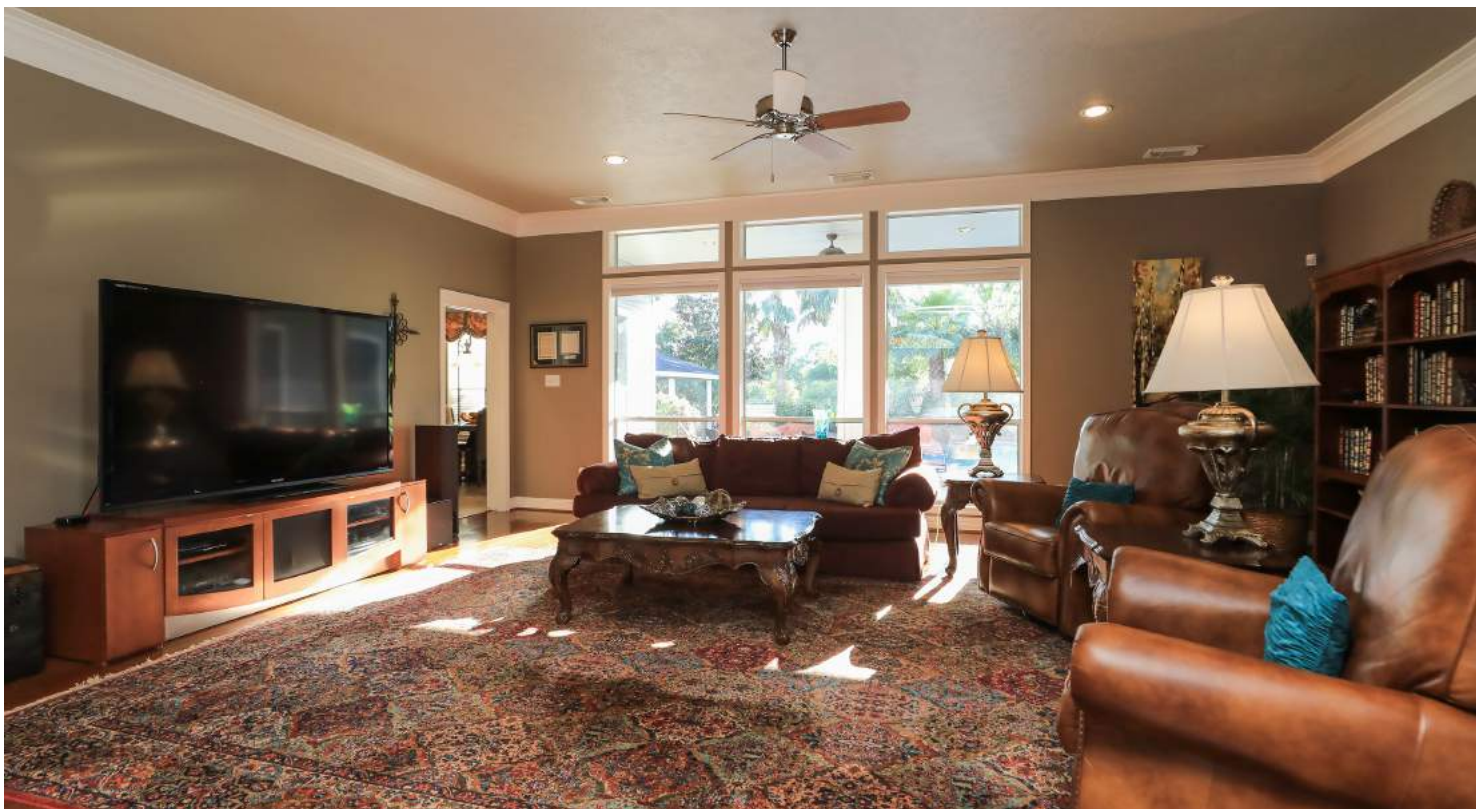
- ▶ Granite countertops, porcelain tile floor, tile backsplash.
- ▶ Large island with electric outlet.
- ▶ Custom cabinets including four-door pantry with heavy-duty pull-out shelving.
- ▶ All appliances are stainless steel.
- ▶ Five burner Fisher-Paykel gas stove. Center burner for wok or griddle.
- ▶ Heavy duty vent hood.
- ▶ Kitchen Aid electric convection oven.
- ▶ Built-in Sharp microwave.
- ▶ Whirlpool dishwasher.
- ▶ Kitchen Aid side-by-side refrigerator/freezer with ice and water in the door.
- ▶ Dual stainless steel sinks with Moen high-arc pull-down faucet and dispose-all.
- ▶ Eating counter between kitchen and breakfast nook
- ▶ Nook fits 60 inch round table.
- ▶ Built-in counter, cabinets and shelving in nook match kitchen.

MAIN RESIDENCE : Formal Dining Room



- ▶ Wood floor, wainscoting and crown molding.
- ▶ Box ceiling with inset lighting.
- ▶ Art spot lights all around and two chandeliers in the center of the room.

MAIN RESIDENCE : Living Room & Foyer



- ▶ Wood floor, and crown molding.
- ▶ Wainscoting in the foyer and hallway
- ▶ Coat closet in foyer.
- ▶ Floor to ceiling windows overlook the pool & back yard.
- ▶ Prewired for floor standing surround speakers.
- ▶ Three lighted art niches in hallway.
- ▶ Linen closet in hallway.

MAIN RESIDENCE : Study



- ▶ Wood floor, wainscoting and crown molding.
- ▶ Built-in shelves and cabinets.
- ▶ Glass pane French doors.

MAIN RESIDENCE : Utility Room



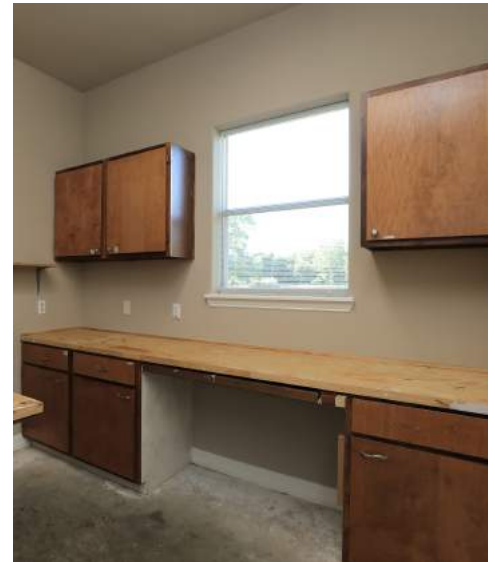
- ▶ Porcelain tile floor (matching kitchen).
- ▶ Built-in cabinets and laminate counters.
- ▶ Washer and dryer connections; electric and gas.
- ▶ Room for two upright refrigerators and/or freezers.
- ▶ Utility sink.
- ▶ Storage closet with built-in shelves.

POOL HOUSE : Overview



- ▶ Custom home completed in 2006.
- ▶ 1144 ft² living area, 10' ceilings.
- ▶ One bedroom, one full and one half baths. The half bath is accessible both from the inside and from the back porch (pool area).
- ▶ Great room includes living, dining and kitchen areas.
- ▶ Hobby room, utility room and one car garage.
- ▶ 2 x 6 walls for improved strength and insulation. Meets windstorm specs.
- ▶ Both front and back porches are under-roof. French doors to back porch looking out to the pool deck.
- ▶ Separate alarm system integrated with the main residence. Ethernet to/from main residence. Coax installed.
- ▶ Well water. Dedicated septic.
- ▶ On-demand gas water heater.
- ▶ One A/C with gas heat.
- ▶ Fresh paint inside and outside.
- ▶ Irrigation system for beds, garden and parts of lawn
- ▶ Generac generator with automatic transfer switch for house, well and septic.

POOL HOUSE : Master Suite • Great Room • Utility/Garage/Hobby



MASTER SUITE:

- ▶ Carpet in the master suite.
- ▶ Bay window sitting area.
- ▶ Bathroom:
 - Large walk-in closet.
 - Large shower with dual heads.
 - Dual vanities.
 - Private potty room.
 - Linen closet.

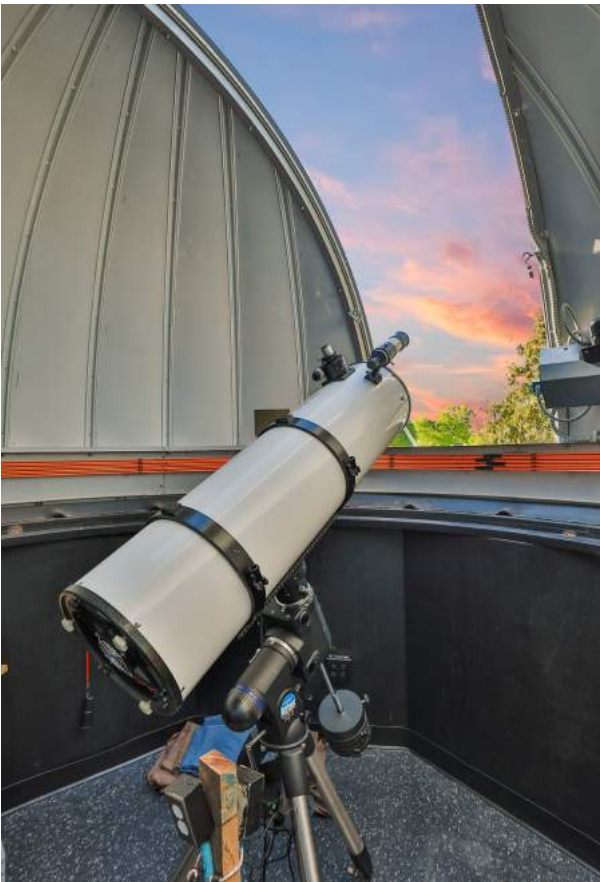
GREAT ROOM:

- ▶ Tile floor.
- ▶ Adjoining living, dining and kitchen areas.
- ▶ Kitchen:
 - Granite countertops.
 - Soft-close cabinetry.
 - Gas range.
 - Built-in microwave and vent hood.
 - Side-by-side refrigerator/freezer

UTILITY/GARAGE/HOBBY:

- ▶ Utility room with washer and dryer hook-ups, electric and gas
- ▶ Large pantry.
- ▶ One car garage with automatic opener.
- ▶ Outside parking for one additional vehicle or R/V.
- ▶ 30 Amp R/V electric receptacle.
- ▶ Air-conditioned hobby room with entry from garage.

OBSERVATORY



- ▶ Constructed in 2004 and updated with new dome in 2017.
- ▶ Air-conditioned 100 ft² office/control-room and 80 ft² storage room with built-in counter and shelving.
- ▶ Linoleum floors.
- ▶ Ethernet cabling, alarm system and intercom connect to main residence.
- ▶ 18" reinforced concrete telescope pier.
- ▶ Elevated 10'6" Ash Dome with azimuth and shutter motors. Approximately 80 ft² under the dome.
- ▶ Digital Dome Works azimuth automation system.
- ▶ For reference; this observatory previously housed a Planewave CDK-17 telescope on a Bisque Paramount ME II German equatorial mount.
- ▶ Dual entry garage.

BARN



- ▶ Constructed in 2012.
- ▶ 30' wide, 50' long, 20' high Midwest steel barn with concrete floor.
- ▶ Windstorm rated.
- ▶ 3 Roll-up doors;
 - 12' wide x 14' tall on east side fits 40'+ fifth-wheel R/V.
 - 8' x 8' on east side.
 - 10' x 10' on south side.
- ▶ Entry door on north side.
- ▶ Three windows.
- ▶ Insulated roof with two closable roof vents.
- ▶ Shares 125 amp electric feed with observatory.
- ▶ Lights installed inside and outside.
- ▶ 50 Amp R/V receptacle inside.
- ▶ Water inside.