

13900 Whitman Rd. Washington, TX. 77880

Property Features

- 44 Ag-exempt Majestic acres filled with pecan trees and live oaks
- Automatic gated entry with professional landscaping
- Beautiful tree lined driveway with 50 irrigated Crape Myrtles
- Second automatic gate at top of the driveway
- Circle driveway with 2000sqft landscaped flower bed, water fountain and LED landscape lighting
- Approx. 600 sqft 1 bd 1 bath apartment with full kitchen, full bath, walk-in closet and 2 Mitsubishi Split air units
- Apartment is attached to the barn with direct access to aisle of barn and has separate front entrance with covered patio
- 1152 sqft Show Barn with 3 stalls and full bath w/ laundry facility (See barn feature sheet for more details)
- 1260 sqft metal equipment barn/Shop with electricity and lighting
- 1260 sqft Covered RV parking with complete Hook-ups
- Raised garden with Potting Shed
- Whole Property Generator-27KW- 500-gallon propane tank dedicated to generator
- Private well
- Whole property water softener
- Fully fenced and cross fenced
- 60' round pen is included in the sale
- 2 horse pastures w/electric braid fencing – 1 auto gate separating the two pastures
- Horse pasture has 3 stainless steel automatic heated Nelson waterers, 3 run-in sheds and an automatic gate dividing the two pastures. Gate has 1 remote.
- Property is Professionally Landscaped
- Auto irrigation for flower beds and LED landscape lighting
- Shooting Range set up for long gun and pistol shooting
- Approx. 1-acre pond
- 2766 sqft Custom Home

House Features

- 1 story, 2766 sqft Custom Home built in 2013 per builder
- Diamond polished concrete floors throughout

- Open concept great room with raised beamed ceiling, recessed lighting and two ceiling fans
- Surround sound
- Gas stone fireplace with custom alder wood mantle
- Large slider doors leading to covered patio
- Sub Zero 48" wide built-in refrigerator
- Wolf 36" gas range with griddle
- Wolf Stainless steel vent hood with halogen lighting
- Wolf 24" microwave/convection oven
- Wolf 30" Convection Oven
- Miele Dishwasher
- Extra-large custom built 9X6 center island with knotty alder top, soft close drawers, pull-out dual trash receptacles with secret cutting board, USB and electrical drawer
- 36 "Kraus stainless steel farmhouse sink with single handle Touch 20 Delta faucet
- Quartz perimeter countertops and backsplash
- Under counter lighting and electrical outlets- so no interruption in backsplash
- Walk-in storage pantry
- Large Master bath with jetted tub, large separate shower and dual sinks
- His and hers closets with built-in chest of drawers in each
- Large covered back patio with outdoor kitchen.
- Outdoor kitchen with Sub Zero refrigerator and Wolf grill and sink
- Heated in-ground pool with hot tub and fountain features
- Flagstone patio area for extra outdoor seating, dining or fire pit.
- 16X12 Tuff Shed to store all your seasonal backyard and pool accessories. Or could turn it into a cool she-shed.
- Tankless water heater with instant hot water
- 3 – 500-gallon propane tanks. One for house, one for hot tub and one for the generator
- 2 aerobic septic systems. One for the house and one for the barn and apartment

Barn Features

- 48X24 Pole barn built for maximum airflow, with center aisle design
- 12' wide aisle with non-slip Evopave interlocking rubber pavers in a dog-bone shape
- 3 - 12X12 stalls
- High European style stall fronts with extra wide yoke openings and full grill doors
- Custom stall dividers for mini horses. Can easily be converted to accommodate regular size horses.
- Each stall has concrete floors with glued down Versa-Tile rubber interlocking pavers. Each stall with a drain for washing down stalls or bathing horses.

- 3 stainless steel heated Nelson stall waterers and 4 matching Nelson wall mounted stall feeders.
- Spray Foam Insulated ceiling to whole barn
- Stall and aisle lighting
- Variable speed overhead stall fans and aisle fans
- Hot and cold water and overhead hose boom
- 12x12 Full bath with full size washer/dryer hook-ups and Mitsubishi split air unit.
- Wired for TV on aisle wall
- Wired for stereo sound with mounted outdoor speakers in barn
- Custom Dutch doors leading to 12x36 concrete floor turn-out under roof with glued down Versa-Tile rubber interlocking pavers that leads directly to paddock.
- Automatic fly misting system for interior of barn and exterior of barn and apartment.
- Custom cabinet in aisle of barn with pull-out feed drawer, utility sink and under counter storage.
- Outdoor security lighting and LED landscape lighting around barn
- 2 exterior water faucets
- 1 water trough at end of barn, inside the first pasture