

# 3 Springs Ranch

## IMPROVEMENT FEATURES & AMENITIES

### OWNERS PRIVATE RESIDENCE

#### GENERAL AMENITIES

- 1,800 square feet (per BCAD)
- 1 bedroom
- 1 bathroom
- Year Built – 2017 (per BVAD)
- Designer & custom finishes
- Oversized pantry & utility room
- Doggie door
- Unobstructed views

#### LIVING ROOM (16'x17')

- 18' sloped ceiling
- Baseboards
- Tile floor
- Recessed lighting
- Floor to ceiling glass walls
- Dual 3 paneled sliding glass doors
- Antique tin ceiling
- Floor to ceiling stone fireplace
- Wood paneled walls

#### DINING ROOM (14'x16')

- 18' sloped ceiling
- Baseboards
- Recessed lighting
- Antique tin ceiling
- Dual paneled sliding glass doors
- Wood paneled walls

#### KITCHEN (17'x28')

- 18' sloped ceiling
- Tile Flooring
- Sub-Zero Refrigerator
- Ilve Majestic 5 burner gas range
- KitchenAid dishwasher
- KitchenAid microwave
- Island 5'-17'
- Designer granite

- Recessed lighting
- Antique tin ceiling
- Wood paneled walls and cabinets
- Dual paneled sliding glass doors

#### COVERED PATIO

- North & West facing views
- Recessed lighting
- Concrete flooring
- Antique tin ceiling

#### MASTER BEDROOM (12'x16')

- 15' sloped ceiling
- Tile Flooring
- Baseboards
- Recessed lighting
- Antique tin ceiling
- Wood paneled walls
- Near floor to ceiling windows

#### MASTER BATHROOM

- 15' sloped ceiling
- Tile flooring
- Dual vanities
- Walk-in tile surround shower
- Wood paneled walls
- Designer lighting

#### MASTER CLOSET

- 15' sloped ceiling
- Tile Flooring
- Packing island
- Custom shelving with sliding ladder



# 3 Springs Ranch

## IMPROVEMENT FEATURES & AMENITIES

### Family House

#### GENERAL AMENITIES

- 2,539 square feet (per BCAD)
- 3 Bedrooms
- 2 bathrooms
- Year built – 2017 (per BCAD)
- Designer finishes
- Utility & mud room
- Unobstructed views
- Plastered walls
- Automatic blackout shades

#### LIVING ROOM (18'x41')

- 11' ceiling
- Baseboards
- Concrete flooring
- Recessed lighting
- Large sliding glass doors
- Antique tin ceiling
- Wood burning stone fireplace

#### DINING ROOM (13'x20')

- 9' ceiling
- Baseboards
- Concrete flooring
- Recessed lighting
- Large sliding doors
- Near floor to ceiling glass wall

#### KITCHEN (13'x23')

- 9' ceiling
- Concrete flooring
- Refrigerator – KitchenAid
- Stove – Stovetop – KitchenAid
- Oven – Double Oven – KitchenAid
- Dishwasher – KitchenAid
- Granite counters
- Recessed lighting

#### COVERED PATIO

- Concrete flooring
- Recessed lighting
- Tin ceiling

#### MASTER BEDROOM

- 9' ceiling
- Concrete flooring
- Baseboards
- Recessed lighting
- Fan

#### MASTER BATHROOM (15'x15')

- 9' ceiling
- Concrete flooring
- Baseboards
- Dual vanities
- Walk-in tile surround shower
- Walk-in closet

#### GUEST BEDROOM – 1 (11'x12')

- 9' ceiling
- Concrete flooring
- Baseboards
- Recessed lighting
- Fan

#### GUEST BEDROOM – 2 (12'x12')

- 9' ceiling
- Concrete flooring
- Baseboards
- Recessed lighting
- Fan

#### GUEST BATH

- 9' ceiling
- Walk-in tile surround shower
- Single Vanity



# 3 Springs Ranch

## IMPROVEMENT FEATURES & AMENITIES

### BUCK HOUSE

#### GENERAL AMENITIES

- 4 bedrooms with private en suites
- Designer finishes
- Plastered walls
- Common breezeway
- Automatic blackout shades

#### PRIVATE SUITES 1-4 (14'X14')

- 9' ceilings
- Concrete flooring
- Baseboards
- Recessed lighting

#### EN SUITE BATHS 1-4

- Concrete flooring
- Single vanity
- Walk-in tile surround shower
- Baseboards

#### COMMON BREEZEWAY

- 20'x41'
- Antique tin ceiling
- Antler chandelier
- Concrete floor

### LODGE

#### General Amenities

- 3,332 square feet (per BCAD)
- Open living area
- 2<sup>nd</sup> floor guest suite with private en suite
- 1<sup>st</sup> floor guest half bath
- Chefs kitchen
- Dining room
- 9' x 14' liquor storage room
- Room for large gatherings

#### LIVING ROOM (30'X42')

- 21' ceilings
- Stained concrete flooring
- Wood paneled walls
- Recessed lighting
- Antler chandelier
- Two ceiling fans with dual heads
- Stone wood burning fireplace
- Dual sliding doors
- Dual 5'x8' solid wood doors
- Antique tin ceiling
- Wood plantation shutters

#### ISLAND KITCHEN (18'X22')

- 9' ceiling
- Stained concrete flooring
- Recessed lighting
- Granite counters
- Crown molding
- Panty 6'x12'
- Storage room 11'x12'
- Refrigerator – Sub-Zero
- Stove – Cooktop – KitchenAid
- Oven – Double oven - KitchenAid
- Warming drawer – KitchenAid
- Microwave – Built-in KitchenAid
- Dishwasher – KitchenAid
- Standalone freezer – Frigidaire
- Standalone refrigerator – Kenmore
- Ice maker – Hoshizaki
- Wine fridge – 16 bottle EuroCave



# 3 Springs Ranch

## IMPROVEMENT FEATURES & AMENITIES

### DINING AREA (17'X34')

- 15' Ceiling
- Wood flooring
- Baseboards
- Wood paneled walls & ceiling
- 3 chandeliers
- Beamed ceiling
- French doors
- Picture window

### GUEST BEDROOM (11'X16')

- 11' ceiling
- Wood flooring
- Baseboards
- Ceiling fan with light
- Plantation shutters
- Closet

### EN SUITE BATH

- Tile floor
- Single vanity
- Tub & shower with tile surround
- Recessed lighting

### COVERED PATIO (29'X32')

- 21' Ceiling
- Antique tin ceiling
- Concrete floor
- 2 antler chandeliers
- 4 ceiling fans with dual heads

### OUTDOOR KITCHEN (11'x17')

- Open to the pool and pool deck
- Commercial refrigerator, fryer, grill and sink
- Frozen drink machine
- Recessed lighting
- Antique tin ceiling
- Blue granite counters
- Sliding bar window

## DOE HOUSE

### GENERAL AMENITIES

- 4 bedrooms with private en suites
- Designer finishes
- Plastered walls
- Automatic blackout shades

### LIVING ROOM (15'X49')

- 13' Vaulted ceiling
- Concrete flooring
- Baseboards
- Crown molding
- Recessed lighting
- Dual Orbit Chandeliers
- Antique tin ceiling
- 4 built-in makeup stations

### PRIVATE SUITES 1-4 (16'x18')

- 9' Ceilings
- Concrete flooring
- Baseboards
- Recessed lighting

### EN SUITE BATHS 1-4

- Concrete flooring
- Single vanity
- Walk -in tile surround shower (1-3)
- Walk in tile surround shower with copper mirrored soaking tub (1)
- Baseboards



# 3 Springs Ranch

## IMPROVEMENT FEATURES & AMENITIES

### ADDITIONAL PROPERTY INFORMATION

- High fenced
- Trophy whitetails
  - Herd – 700 +/-
- Exotics
  - Scimitar Oryx – 2 females
  - Black Buck – 2 males
  - Fallow Deer – 2 females
  - Kudu – 1 male
  - Sable – 1 male
  - Red Deer – 1 female
  - Axis – Herd with unknown qty.
- Livestock
  - longhorns – 2 steers
  - Watusi – 1 male & 1 female
- 6 food plots
- Open party pavilion – Can hold 500 quests
- 3 additional foreman homes
  - Custom 1 bedroom & 1 bathroom
  - 3 bedroom & 2 bathroom manufactured
  - 2 bedroom & 1 bathroom cabin
- Equipment shop – 3 bays (one bay is a drive thru)
- Equipment sheds
- Olympic sized skeet range
- Riffle range with gun house
- 8 irrigation wells
- City water
- 14-acre lake
- Five ponds
- Wet weather creeks
- 14 water troughs throughout property
- Blinds & feeders throughout property
- 5 non-imposing cell phone towers throughout property
- 3 windmills
- Multiple entry gates
- Two points of entry – One paved & one gravel

### ACCESS

#### Texas Metros

- Dallas/Fort Worth – 177 & 147 Miles (DFW & DAL)
- Austin – 130 Miles
- San Antonio - 183 Miles
- Houston – 277 Miles
- Midland – 215 Miles
- Abilene – 92.4 Miles (ABI)

### NEAREST AIRPORT

- Brownwood Regional Airport (BWD) – 24 Miles

