

57.6 ACRES on State HWY 95
3300 sq ft house with 3b/3b & lg workshop
1200 sq ft Barndominium with additional workshop
14440 N ST HWY 95 & 14444 N ST HWY 95 CISTERN RANCH AREA, TX

Main house & large workshop:

- 3300 sq ft house
- 3 bedrooms with walk in closets
- Office (or 4th bedroom) with french doors and walk-in closet
- 3 full bathrooms - primary bathroom includes garden tub and walk-in shower, double sinks and vanity
- Large game room with loft, built-in cabinets
- Large kitchen with custom natural wood cabinets, granite countertops, wall oven, microwave, dishwasher, gas stove, trash compactor and walk in pantry. Open kitchen floor plan that opens into family room with breakfast room
- Large family room with high vaulted ceiling, built in cabinets, double sided wood burning fireplace, french doors on each side of fireplace leading to enclosed outdoor patio
- Separate laundry room with washer, dryer, freezer and built in cabinets
- Enclosed outdoor patio with 3 sliding glass doors and double-sided fireplace
- Attached covered carport for 3+ cars
- Large concrete driveway
- Large deck patio overlooking wooded area
- Wooded wildfire area with creek frontage and mix of oaks and hardwoods behind the house
- 2000 sq ft / 35'x60' workshop adjacent to main house also includes additional 35'x55' concrete covered carport or equipment lean to

Barndominium with workshop:

- 1200 sq ft living space
- 2 bedrooms
- 1 bathroom
- Kitchen
- 680+ sq ft attached barn/workshop
- 2 car covered carport

Additional building structures on the property:

- 1500+sq ft hay/cattle barn
- Cattle pens including squeeze shoot on concrete pad
- 600 sq ft 3-sided cattle barn with chicken house
- 750 sq ft silver equipment barn with large doors near barndominium
- Water well house

Amenities included on property:

- Water well source which runs to main house, barndominium, cattle pens and silver equipment barn
- 4 septic tanks located at main house, barndominium, near cattle pens, near silver equipment barn
- Electric power available at main house, barndominium, near cattle barn, near silver equipment barn
- Creek frontage
- ¼ acre water tank