

Presenting
2463 Fm 949
Cat Spring, TX 78933

*What a spectacular opportunity to own this elegant
15.455 acres country estate!!*

Travel the shady tree-lined driveway from the front gate to the custom built 4 bedroom home that sits surrounded by professionally landscaped gardens and mature, sprawling Live Oak Trees and lush bluebonnet strewn meadows.

This meticulously maintained Stone and HardiPlank home is perfectly appointed and has been thoughtfully updated over the past 5 years with high-end finishes. Featuring a spacious living room with floor-to-ceiling stone fireplace, an extended dining area that takes in the breathtaking view of the picturesque backyard and park-like acreage. The gourmet island kitchen forms the heart of the home and is sure to please the chef in the household. You will find, 4 nicely sized, perfectly positioned bedrooms, 2.5 full bathrooms and a stylish powder room, a study and a fantastic, spacious bonus room upstairs!

Just wait until you step out on the back patio & take in the immaculately manicured, professionally landscaped yard - both front and back, excellent for entertaining! On those stifling hot days, your private in ground swimming pool will cool you down, or just relax in the oversized hot tub, perfect after a long day's work. This property does not lack storage. A recently built 634 Sq. Ft. board and baton outbuilding was built to match the home. It has a concrete slab and a 3-bay lean-to for equipment storage while a handy smaller outbuilding will accommodate the lawn and garden tools. A 2-bay animal pen is perfect for FFA projects and such, and a chicken coop is awaiting its hens. Plenty of outdoor recreation for everyone! Walking trails through the virgin portion of the land which also provide a nice privacy barrier. This parcel is home to an abundance of deer and other wildlife. Endless fun and clean county air and brilliantly bright evening stars await you here! Live and entertain in ultimate comfort! This stunning parcel is perfect for full-time living, a weekend get-away or even a corporate retreat. Recreational bliss perfectly located within the "Golden Triangle" between, Houston, Austin and San Antonio.

Your Escape from the hustle and bustle of city life awaits you!

[Read more detailed info on the pages that follow.](#)

Basic Features

15.455 Prime Acres of Land with Outbuildings
2874 Sq. Ft. Home (per Appraisal District)
HardiPlank and Stone Exterior with Composition Roof
Built in 2008
High Ceilings Throughout 10' - 12'
Spacious Living Room with Stone Fireplace
Dining Room Extended +/- 5 Years Ago
Gourmet Island Kitchen
4 Spacious Bedroom * 2.5 Bathrooms
Study PLUS Bonus Room
Laundry Room with Utility Sink & Spacious Cabinets
Custom Built Beveled Leaded Glass Front Door
LED Lighting Fixtures
Double Pane Windows & Crown Molding Throughout
Top of the Line Engineered Wood Flooring & Ceramic Tile
Berber Carpet in Bedrooms except Primary which is Engineered Wood
Hall Closets & Kitchen pantry with Elfa Shelving System
Lennox HVAC Units
Whole House Gas Tankless Water Heater
Separate Tankless Water Heater at Kitchen Sink
Spacious Entertaining Back Patio with Trex Decking
In-Ground Swimming Pool and Hot Tub - App. Based
Built-in/Permanent Basketball Hoop
Concrete Front Sidewalk & Concrete Drive at Garage Area
Lavish Landscaping - Orchard - Native Texas Plants - Water Feature
Oversized 2 Car Attached Garage - Insulated with Heat/Air Mini-Split
Large Storage Closet in Garage
Circular Sandstone Firepit Patio- Metal Firepit Excluded
Landscaping Sprinkler System with Phone App Control
Water Well & Water Softener
Septic System - Conventional
500 Gallon Propane Tank
Board & Baton Workshop (+/- 4 Years Old) with Concrete Floor & Lean-to
Fenced Along the Property Line, but also Fenced Around the Home
Agricultural Exemption in Place - Hay

Detailed Room by Room Features

Living Room

*Spacious, Light and Bright
Gas Stone Fireplace with Gas Log Insert with Wood Mantel
Recessed Lighting
Ceiling Fan
Crown Molding
Engineered Wood Flooring*

Dining Area

*Located off the Kitchen and Living Room
Extended to take in Spectacular Park-Like Acreage
Lots of Windows
Chandelier Light Fixtures
Crown Molding
Engineered Wood Flooring*

Luxurious Island Kitchen

*Custom Built Wood Cabinetry with Pull Out Drawers
Granite Countertops
Granite Island
Breakfast Bar
Tumbled Limestone Backsplash
Stainless Steel Gas Stove with 4 Burners, Oven & Vent Hood
1 Additional Built in Oven with Convection Capacity
Oversized, Built-In Microwave
Deep, Double Stainless Steel Undermount Sink
Tankless Water Heater at Kitchen Sink
Stainless Steel Bosch Dishwasher
Recessed Light Fixtures
Tile Flooring
Spacious Pantry off Kitchen with Elfa System*

Study

*Ceiling Fan with Light
Engineered Wood Floors
View out to the Butterfly Garden*

Primary Bedroom

*Beautiful View from Windows
Ceiling Fan with Center Light
Recessed LED Smart Lighting
Crown Molding
Engineered Wood Flooring*

Primary Bathroom

*Thomasville Cabinetry
Granite Countertops with 2 Sinks
Vanity Area
Garden Soaker Tub
Freestanding Shower
2 Custom Built Closets with Shelving
Extractor Fan
Recessed Lighting
Separate Commode Room
Tile Flooring*

3 Additional Bedrooms

*Spacious
Crown Molding
Large Closets
Ceiling Fans/Light
Recessed Lighting
Berber Carpet*

Guest Full Bathroom

*Bathtub with Shower
Granite Countertop with Sink
Built-in Linen Cabinets
Extractor Fan
Tile Flooring*

½ Bath

*Designer Copper Sink with Stone Countertop
Farmhouse Drop Lighting
Tile Floor*

Laundry Room

*Cabinets/Hanging Rail - Abundant Storage
Washer/Dryer Connections
Large Stainless Steel Sink
Tile Flooring*

Bonus Room - Upstairs

Perfect for Additional Sleeping or Caregiver Quarters, Additional Home Office, Exercise or Hobby Room. Endless Possibilities!!

Stunning Fenced Back Yard

*Covered Patio with TREX Decking
Raised Vegetable Gardens with Drip Watering System
Sandstone Firepit Patio - Metal Firepit Excluded
Fruit Tree Orchard with Irrigation
Professionally Designed, Well-Manicured Flowerbeds*

Swimming Pool - App. Based +/- 6 Years Old

*+/- 43 Ft. Long - +/- 23 Ft Wide - +/- 10 Ft. Deep
Rock and Sandstone Edge
Wrap-Around Interior Benches
2x Interior "Love Seats" on either side of the diving board
Diving Board and Kool Decking
Hot Tub Built 18" High - Comfortable Height for Additional Seating
Pentair Pool Equipment Controllable by Phone App*

Outbuildings

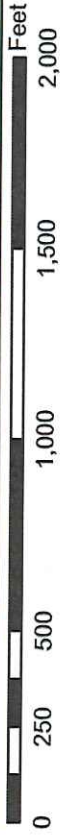
*634 Sq. Ft. Board & Baton Equipment Shop with 3-Bay Lean-to
Morgan Building Tool Shed with Attached 2 -Bay Animal Pen with
Cement Platform and Running Water Piped In
Water Well House*



National Flood Hazard Layer FIRMette



96°25'11"W 29°44'46"N



1:6,000

96°24'34"W 29°44'15"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) *Zone A, V, A199*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone 1*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS

- NO SCREEN *Zone X*
- Area of Minimal Flood Hazard *Zone X*
- Effective LOMRS
- Area of Undetermined Flood Hazard *Zone*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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