

11541 FM 1725 Cleveland, Texas 77328
AMENITIES and FEATURES

GENERAL INFORMATION*

Built in 1983, then taken to the frame and totally remodeled in 2010 by previous owner.

Double leaded glass front doors

Four (4) Bedrooms

Note: One Bedroom is in a private guest suite area with separate living area, full bath (1 of 3), walk-in and linen cedar lined closets

Three (3) full bathrooms

Double pane Anderson Windows

Commercial Grade Wood Type Flooring Main Living Areas

Stone type tile flooring in all bathrooms

Granite counter tops

Cedar lined spacious closets

Abundant storage

Two Car attached garage plus Two (2) car attached carport

Exterior Brick and Wood

2015 Self Venting Roof

Three (3) zones HVAC (Electric and Propane Gas)

Two (2) 100-gallon water heaters (Main house)

Generator – Main House

Two (2) 1,000-gallon Propane tanks (Main House)

Two (2) Septic tanks

House is on a manifold water system of city Water and can convert to Well Water. Currently using City Water.

Well House – One (1) Commercial 5" 18 HP 360' deep well. Note: Per the previous owner the well house was the original ranch smoke house

Invisible Fence encompassing approximately 4-5 acres around the Main House

Electric main entry gate (Main House), remote controlled

Paved circular driveway from main entrance to home

Security cameras at barn, shop, and pavilion areas

Large shop

Exterior lighting

Auxiliary Buildings

14 Stall Horse Barn, built 2016

GENERAL INFORMATION CONTINUED

Covered Pavilion for entertaining

Quarterly pest control treatment – house, barn, auxiliary buildings, shop, and pavilion.

Secondary entry gate at barn area

One (1) large pond

MAIN HOUSE*

Living Room

26' x 20'

High beamed ceilings

Commercial grade wood type flooring

Double pane floor to ceiling Anderson windows

Recessed lighting

Fireplace with stone surround

Double Leaded Glass front doors

Family Room

39' X 18'

Granite topped pass through countertop areas open to living room

Commercial grade wood type flooring

Double pane floor to ceiling Anderson windows

Recessed lighting

Four (4) Ceiling Fans

Wet Bar - granite counter tops, stainless sink with disposal, full sized refrigerator, soft close drawers, and storage cabinet. Granite topped pass through area to kitchen.

Outstanding views to the back yard and a majestic oak tree shading a large patio.

Kitchen

18' X 14'

Commercial grade wood type flooring

Recessed lighting

Under counter lighting

Stone tiled back splash with small tile inserts

Granite counter tops, bullnosed

Granite Breakfast bar or Island

Two stainless steel sinks with disposals, one double and one single bowled

Stainless steel appliances

48" Thermador gas range with 6 burners and a griddle, double gas ovens, and stainless-steel vent hood with shelf and lights.

Opens to Family room, front dining area and butler type pantry

A great chef's kitchen for entertaining

Pantry

11' X 7'

Commercial grade wood type flooring

Recessed lighting

Under counter lighting

Granite countertop

Built-in cabinetry

Built-in wall of shelving

Floor to ceiling Anderson Windows

Primary Bedroom

19' X 16'

Neutral colors

Commercial grade wood type flooring

Ceiling fan

Fireplace with stone surround

Double pane Anderson windows

En-suite primary bathroom

Granite counter tops with double sinks

Bubble jetted tub

Large separate shower with waterfall glass enclosure and bench

Two (2) walk-in cedar lined closets

Stone type tile flooring

Great view

Secondary Bedroom (2)

12' X 12' Located off a private alcove at the front of the home and situated on either side of a secondary bathroom.

Ceiling fan

Double pane Anderson windows

Large walk-in cedar lined closet

Neutral colors.

Secondary Bedroom (3)

12' X 13', Located off a private alcove at the front of the home and situated on either side of a secondary bathroom

Ceiling fan

Double pane Anderson windows

Large walk-in cedar lined closet

Neutral color

Secondary bathroom (2)

11' X 5'

Large shower

Granite counter tops,

Two (2) sinks

Double mirrors

Double pane Anderson window,

Stone type tile flooring

Alcove

Commercial grade wood type flooring

Large cedar lined linen closet

Guest Suite located on the opposite side of the house in a private setting complete with living area, office area, a full bath and storage.

Secondary bedroom (4)

12' X 12',

Neutral colors

Commercial grade wood type flooring

Ceiling fan

Cedar lined closet

Guest Suite Continued

Living Area – 12' X 11' with a floor to ceiling double pane Anderson window, commercial grade wood type flooring and opens to an office / extra space area that is 9' X 7'. There is a large 8' X 4' walk in storage closet and a large cedar lined linen closet.

Secondary Bathroom (3) – shower, pedestal sink, stone type tile flooring.

Utility Room Area – features side by side front loading clothes washer and dry

Barn Area*

Auxiliary Building (1) - 30' X 51'

Metal building on slab

Two (2) roll up bay doors allowing for tractor, implement or vehicle storage

Ceiling lights

Side door entrance

Electricity

Viewed by Exterior security camera

Auxiliary Building (2) – 66' X 29'

Metal building on slab

Bay doors, roll up

Ceiling lights

Large work room or storage room with built-ins

Bunk room with AC window type unit and two sets of built-in bunk beds.

Part of this building was the main homestead of the original ranch, per the previous owner.

Front door entrance

Viewed by exterior security camera

Shop - 40' X 42"

Metal building on slab

Three (3) roll up bay doors

One (1) side entry door

One (1) back entry door

Climate controlled with AC window type units

Full bathroom with shower

Shop Continued

Private Office with AC unit

Hydraulic lift

Built-in shelving

Easy access concrete driveway

Viewed by exterior security camera

Pavilion – 40' X 30'

Large, covered pavilion on slab

Ceiling fans

Lighted

Stainless Steel side tables with a sink

Half bath

Large storage area with roll up bay door

Concrete drive-up ramp for easy delivery of supplies and access to drive in the shop.

Picnic tables and benches

Viewed by exterior security camera

Fabulous views of subject property and adjacent property display rolling terrain, forest, a tree lined lake. and spectacular sunsets.

Horse Barn- 90' X 60'

Built in 2016

Metal building on slab

12 box stalls with mats and fans being a combination of 12'X 12' and 12' X 10' stalls

2 Broodmare stalls with mats and fans, approximately 16' X 12'

Two (2) spacious aisles

Interior wash/vet station with hot and cold water.

Exterior wash station on slab

Feed and tack room climate controlled with AC type window unit

Hot water heater

Hay storage area

Equipment storage area

Ceiling spotlights

Easy access with two (2) entrances, one with exterior cover

Adjacent to hot walker pasture.

Viewed by exterior security camera