

The Ranch that has it all. Located just 10 miles north of I-20. This Custom Southern Living Style home is situated atop an elevated landscape with winding paved entry and amazing views of the surrounding rolling hills and water, in the heart of East Texas. This property includes 92+ acres of pasture, woods, creeks, spring fed lake and prime hunting opportunities. Along with several other structures including a 1000-sf apartment and a 1500 -sf Barn dominium.

The main home is 5152 SF of custom craftsmanship. Marvin Windows and Sliding Doors along with the spray foam insulation, steel roof and cement fiber exterior siding makes for a very energy efficient, quiet and comfortable 5 bed 4 bath home. The ground floor includes the Kitchen, Great Room, Master suite, Formal dining room, Library, K9 Condo and Guest bath. The hand scraped wood plank flooring is easy on the eyes and the feet. Weather you are sitting on a porch swing on the 585-sf front porch or relaxing with a cup of coffee and a book on the composite decked 540 sf cedar beamed covered back patio, the views are breathtaking. And with the whole house propane generator, and tankless water heaters you will never be without power or hot water.

Custom Kitchen with Kitchen Aid zero clearance refrigerator freezer, Wolf commercial 6 burner stove w/commercial vent hood. Kitchen Aid Dishwasher and ice maker. Porcelain apron sink, Vermont Soapstone Counters and prep island with prep sink. Pull outs throughout the kitchen with full extension ball bearing drawer guides. Along with a six-person bar makes this a great place to entertain. The pantry is a must see. This 216-sf pantry is complete with 6' wide Frigidaire Professional Refrigerator Freezer, Kitchen aid combination oven and microwave oven, wine cooler, bar and island. Custom cabinetry and counter tops.

The great room has soaring beamed cathedral ceilings, floor to ceiling rock woodburning fireplace and unique windmill ceiling fan. With the full wall glass Marvin sliding doors that looks out over the rolling hills of East Texas you will think you are in a magazine.

The Luxurious, sizeable master suite includes a 304-sf closet and the master bath with double sinks, walk in shower, garden tub and custom cabinetry. You can slip out the back door from the master suite onto the 160-sf screened in sitting porch.

The entry includes a beautiful foyer with power raise chandelier, oak and iron railings that lead upstairs to 4- bedrooms, 2-bath, office, and game room that comes complete with regulation size pool table.

I have saved the best part of the home for last. The K9 Condo, in order to spoil you pups there is a 180-sf room leading out to the 33'x25' covered parking area. The K9 Condo comes complete with custom cabinetry that has pull out food bins, granite counter tops, tile floor, stainless steel sink, microwave and refrigerator.

Other buildings on the property include.

24'x24'x10' open wood frame equipment building

12'x30' chicken coop (all fowl stay with the property)

16'x50'x14' Metal Frame RV storage with 14' OVHD and window AC unit/ water connection and concrete driveway

24"x40'x10' Metal Frame Pasture Shelter w/3 paddock doors

24'x30'x10. Metal Frame Pasture Shelter

27'x52'x10' Metal Frame Equipment Storage Building

24'x60'x9' Wood Frame that includes a 24'x24' enclosed tack area with OVHD, cabinets, washer-dryer connections and utility sink.

42'x73'x11' Garage/shop, includes 5 garage doors (no openers) And a 1000-sf apartment. 2 bed one bath,

The Barn dominium is currently under construction. It is 1500 sf with a 30x30 covered parking area. 2 bed 2 bath. Vinyl windows, spray foam insulation, tankless water heater. This home is on a well (55 GPM) aerobic septic. Please see documents for floor plan.