



“On The Square”  
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## Sunrise Ranch~Shelby, Texas



Located a mere 8 minutes from the markets and antiquing of Round Top and Warrenton, Texas, is an exceptional retreat that embodies the beauty and tranquility of Texas country living. The main home is a restored c. 1900 board and batten cottage that has recently been updated taking this home to new heights. The warm and inviting interior has 2 bedrooms, 2 baths, and open concept living. In the generous sized kitchen, you will find granite counter tops, large island, walk-in pantry, soft-closing cabinets, and an open flow to the dining and living spaces. The primary suite has a large walk-in closet and a laundry station in the primary bath. The guest bath has a jetted tub with a granite surround, granite vanity, and a second large walk-in closet. Additional living includes a study/den and a sunroom. The outdoor scenery completes this property with views that overlook a large stone patio and fire pit, through the trees to a pond and rolling countryside. The 40X60 barn houses a 650 sf apartment that has a full kitchen, full bath, and another 80 sf of conditioned storage. Upstairs is a 350 sf flex room for crafts, bunk room, etc. The 1600 sf of open insulated barn space is perfect for entertaining, workshop, or equipment storage. There is a 40X12 deck that adds another entertaining space. The combined home and apartment can accommodate up to 10 people. Whether seeking a family abode or a weekend place to escape, this property surpasses the status quo for southern living.



# Sunrise Ranch, Shelby, Texas



	386 W FM 389	2	2	Shelby	\$995,000.00
	Address	Bedrooms	Baths	Town	Price
Property Type	Single Family Residence	Carpet	N	Downstairs	Upstairs
Ext. Construction	Wood	Drapes	N		
Acres	19.074	Blinds	Y	Living Room	14 x 17
School District	Bellville ISD	Fireplace	N	Kitchen	10 x 17
Est. Taxes		Dishwasher	Y	Sunroom	11 x 14
Year Built	1902	Disposal	Y		
Sq. Footage M. House	1245 sq ft	Microwave	Y	Main Bedroom	11 x 13
Foundation	Block and Beam	Refrigerator	Y	2nd Bedroom	9 x 11
Type Floors	Wood	Storm Door/s	N	Main Bath	11 x 7
Type Roof	Metal	Double Pane Win.	Y	Bath 2	8 x 8
Type Windows		Screens	Y	Study/Den	11 x 13
Type A/C	Central Electric	Fenced	Y	Tax ID #	R0000019163
Type Heat	Central Gas	Public Sewer	N	<b>Misc. Information:</b>	
Garage		Septic Tank	Y	<ul style="list-style-type: none"> <li>• 60 x 40 Barndominium</li> <li>• Pond</li> <li>• Fire pit</li> <li>• Rolling Terrain</li> <li>• Partially Wooded</li> </ul>	
Patio/Deck		Public Water	N	Directions:	
Porch/s	3 Covered Porch	Water Well	N		
Exclusions		Gas /Propane	Y		
Restrictions	None	Satellite Dish	Y		
MLS #		Pool	N		
TXLS #		Workshop	Y		
Mandatory HOA	None	Paved City Street	Y		

\* \*Specification accuracy is not guaranteed but approximated to the best of our knowledge.

# Sunrise Ranch~Shelby, Texas



Desinger Kitchen



Dining



Study/Den



Living



Bedroom #2



Main Bedroom



Guest Bath



Main Bath

# 40' x 60' Barn With a 650 sq. ft. Apartment 400 sq. ft. flex room/ 40' x 12' Deck



**386 W FM 389 19.074 acres**

Texas, AC +/-



 Boundary

 The information contained herein was obtained from sources deemed to be reliable. Land Id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

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