

"On The Square"
10 N Holland St
Bellville, TX 77418
Office: (979)-865-3558
Email: monkre@att.net

## 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	Υ	Living Room	14 x 17	
School District	Bellville ISD	Fireplace	N	Kitchen	10 x 17	
Est. Taxes		Dishwasher	Υ	Sunroom	11 x 14	
Year Built	1902	Disposal	Υ			
Sq. Footage M. House	1245 sq ft	Microwave	Υ	Main Bedroom	11 x 13	
Foundation	Block and Beam	Refrigerator	Υ	2nd Bedroom	9 x 11	
Type Floors	Wood	Storm Door/s	N	Main Bath	11 x 7	
Type Roof	Metal	Double Pane Win.	Υ	Bath 2	8 x 8	
Type Windows		Screens	Υ	Study/Den	11 x 13	
Type A/C	Central Electric	Fenced	Y	Tax ID#	R0000019163	
Type Heat	Central Gas	Public Sewer	N	Misc. Information:  • 60 x 40 Barndominium  • Pond  • Fire pit  • Rolling Terrain  • Partially Wooded  Directions:		
Garage		Septic Tank	Υ			
Patio/Deck		Public Water	N			
Porch/s	3 Covered Porch	Water Well	N			
Exclusions		Gas /Propane	Υ			
Restrictions	None	Satellite Dish	Υ			
MLS#		Pool	N			
TXLS#		Workshop	Υ			
Mandatory HOA	None	<b>Paved City Street</b>	Υ			

## Sunrise Ranch~Shelby, Texas



Desinger Kitchen



Study/Den



Bedroom #2



Guest Bath



Dining



Livind



Main Bedroom



Main Bath

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



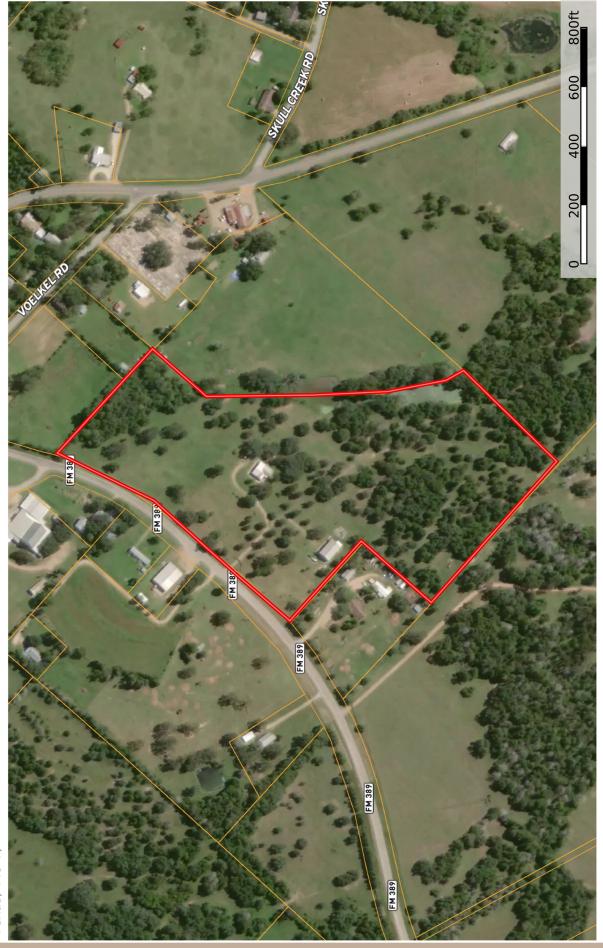












D Boundary