

# 1900 Byrd Ranch Road

## Johnson City, TX 78636

- 28.53 acres on hilltop, fully enclosed with 7' fence and automatic gate opener
- 3000sf, 3 Bed Rooms, 3 full Baths, 2 offices (or office and craft room)
- Backs up to a huge exotics ranch and valley, lots of privacy and views
- Ag exempt via wildlife sanctuary
- Cedar cabin (guest house) with kitchen, bath and wrap-around porch
- 38x30 metal barn on concrete slab, roll up doors and built-in shelving
- Custom-made knotty alder built-in cabinets and bookcases throughout main house plus 8' knotty alder interior doors throughout
- Stunning near, mid and far views from both eastern and western ridges (beautiful sunrises and sunsets visible from both ridges on the property)
- 15,000 gallon inground heated pool with spa installed in 2015, restored and upgraded in 2021, and flagstone sun deck overlooking eastern valley.
- Beautiful extensive south meadow with wildflowers, large mature oak trees throughout the property, including wild Texas Sumac, Texas Redbuds and a diversity of native grasses and shrubs, wild grapes, wild blackberries, Texas persimmons, agarita, blooming yuccas, madrones, and more.
- 1100 foot driveway chip sealed in 2023, with drainage and culverts built in
- RV carport on concrete slab, with 50 amp electric hookup
- Fenced-in dog kennel behind the barn
- Irrigated raised-bed vegetable garden and orchard: apple, peach, plum, almond, fig, blackberry
- Rear flagstone patio with outdoor kitchen including Lynx 42-Inch Built-In BBQ Grill house-fed propane gas with Infrared ProSear Burner and Rotisserie, stone fire pit
- House design emphasizes large windows to maximize eastern view from family room, dining room, master bedroom, guest bedrooms and sewing/craft room
- Master bedroom has en-suite bath with walk-in closet and plantation shutters
- Crown molding in master bedroom and primary office
- Guest bedroom #2 has en-suite sliding door access to the bathroom.
- Walk-in closets in master suite and guest bdr #2
- Granite countertops in kitchen, laundry room, and baths
- Stone accents in kitchen, stone wood burning fireplace with gas starter
- 10ft ceilings in master bedroom, kitchen, dining and office, 9ft in guest rooms, 12 ft in family room and foyer
- Engineered high-gloss wood floors throughout, tiled bathrooms and kitchen
- Electrolux microwave and Kitchenaid fridge, New (2022) Wolf kitchen range-top and double oven, second fridge in laundry room, large upright freezer in carport utility room
- Large walk-in kitchen pantry
- The house was designed to be handicap friendly, including ramps, hallway widths, shower benches, etc.
- Radiant barrier film on all windows and doors
- Spray foam insulation on all walls and attic