

# WENDY CLINE PROPERTIES GROUP

Accredited Buyer Representative • Certified Luxury Home Marketing  
Specialist • Senior Real Estate Specialist • Certified Probate Real Estate  
Specialist • Graduate Realtor Institute

1402 EAGLE FERRY ROAD  
ANAHUAC, TX

Rare Barndominium & Equestrian Opportunity  
in an Evolving Anahuac Corridor



MAGNIFICENT BARNDOMINIUM ON  
PREMIUM ACREAGE

Experience luxury living with exquisite equestrian facilities, resort-style  
amenities, and meticulously maintained grounds.

## PROPERTY OVERVIEW

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Set on over 23 acres, this custom-built metal home offers a seamless blend of luxury living, functional design, and exceptional equestrian facilities. Turnout pens are strategically positioned to be enjoyed from the kitchen, primary suite, and back patio, enhancing both the home's connection to its surroundings and daily equestrian operations.

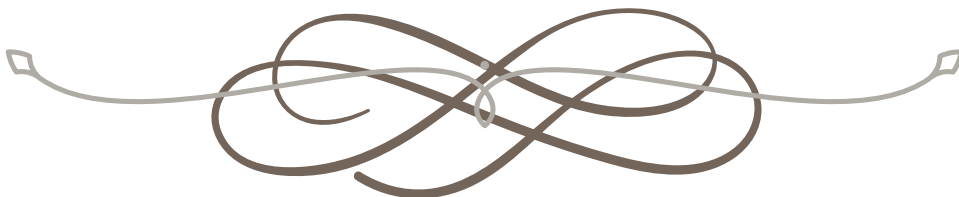
### KEY PROPERTY HIGHLIGHTS

- 23+ acres with excellent road frontage and accessibility
- Custom 4-bedroom (or 3 + office), 3-bath metal home.
- 40' x 50' insulated shop with 25' x 50' covered parking.
- 6-stall barn, 150' x 250' lighted roping arena, and fenced pastures.
- 1-acre stocked pond with fishing deck and underground overflow system.
- Built 3 feet above minimum county elevation, 150 mph wind-rated construction.

### LUXURY INTERIOR SPACES

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Every room is designed for style and comfort with energy efficiency in mind, featuring polished concrete floors, vaulted ceilings, and rustic wood accents. Custom cabinetry, granite surfaces, and professional-grade appliances elevate both form and function.





## GOURMET KITCHEN

A chef's dream, the kitchen blends high-end finishes with practical functionality, creating a space that's both beautiful and efficient. Open to the living and dining areas, it's perfect for cooking, entertaining, and everyday family life.

- Z-Line black stainless professional 48" gas range with grill, double oven, and pot filler.
- Z-Line black stainless professional 36" French-door refrigerator, built-in microwave drawer, dishwasher, and matching wood-faced trash compactor.
- Oversized Jack Daniels whiskey barrel island with granite top and seating for eight under a custom wood beam light fixture.
- Granite countertops and subway tile backsplash.
- Black stainless farmhouse sink with industrial pull-down faucet.
- Custom cabinetry with abundant storage.
- Walk-in pantry with outlets and automatic lighting.
- Vaulted wood ceilings with tongue-and-groove detail and LED lighting.

# EQUESTRIAN LUXURY





## ELEGANT LIVING AREAS

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The main living area showcases expansive sightlines, natural light, and a dramatic stone fireplace, blending warmth with sophistication. Perfect for entertaining or relaxing, the space flows seamlessly into the kitchen and dining areas.



### INDOOR LIVING HIGHLIGHTS

- Double-stained front doors with decorative ironwork.
- Gas and wood-burning stone fireplace with floor-to-ceiling surround.
- Large solar-screened windows framing pasture views.
- Vaulted ceilings with wood accents and LED lighting.
- Open-concept connection to kitchen and dining.



## LUXURIOUS BEDROOM SUITES

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### PRIMARY BEDROOM SUITE

Designed as a private retreat, the primary suite combines rustic style with modern comfort, offering direct access to an indulgent spa-like bath.

- Polished concrete floors, large solar-screened windows.
- Electric fireplace with sound and lighting.
- Dual barn doors to en suite bath.
- Bath with freestanding soaking tub, oversized walk-in shower with river rock flooring, rainfall showerhead, single vanity with granite top, and built-in makeup area.
- Expansive walk-in closet with built-ins and double hanging racks.





## SECONDARY BEDROOMS



Secondary bedrooms are equally well-appointed, with unique finishes and private or shared bath access.

- Ensuite bedroom with shower-only bath and storage.
- Additional bedrooms with wood-paneled walls, sliding barn door closets, ceiling fans, and decorative electric fireplaces.
- Full baths with granite vanities, framed mirrors, and upgraded tile walk-in showers.



## RESORT-STYLE OUTDOOR LIVING

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Expansive covered porches and patios create inviting spaces to enjoy year-round. Whether relaxing in the shade or hosting a gathering, the outdoor areas are designed for comfort and views.



### LUXURY OUTDOOR LIVING HIGHLIGHTS

- 10' x 80' covered front porch; 10' x 35' back porch.
- 24' x 30' covered patio with tongue-and-groove wood ceiling, wired for fans, and gas line for cooking.
- Breezeway to shop and barn.
- LED exterior lighting for nighttime ambiance.
- Panoramic views of turnout pens, barn, arena, and pastures.





# EQUESTRIAN FACILITIES

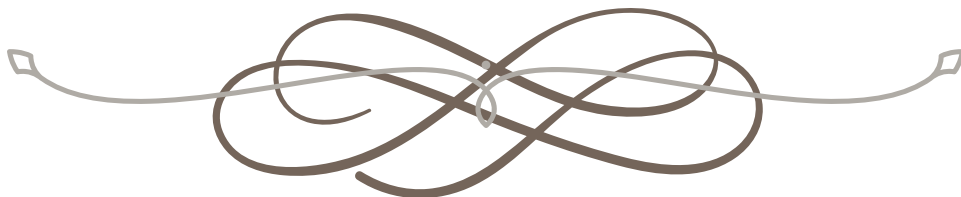
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## BARN HIGHLIGHTS

Purpose-built for efficiency and horse care, the equestrian facilities are top-tier and ready for daily use or competitive training.

- 6 stalls (convertible mare/foal configuration) with dirt floors.
- 12' wide concrete center aisle.
- Climate-controlled 12' x 14' tack room with mini-split A/C, saddle racks, and bridle hooks.
- 9' x 12' concrete wash rack with hot and cold water.
- 24' x 48' hay/trailer/tractor storage area.
- Covered lead-outs from east stalls.
- 150' x 250' fully fenced roping arena with W&W chute, stripping chute, and no-climb fencing.
- Eight 300-watt LED arena lights.
- Four 100' x 100' turnout pens with water access and 20' x 25' covered area.





## UTILITIES

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### HIGHLIGHTS

Modern, efficient, and reliable utility systems ensure uninterrupted comfort and ease of operation.

- Zoned Trane/Honeywell A/C (3 zones) with whole-home dehumidifier.
- PEX plumbing with underground sleeved water lines.
- Tankless 199,000 BTU water heater with recirculation system.
- KIND whole-home filtration with UV light, sediment, carbon, and citrus softener.
- 26kW Generac generator powers home, barn, and arena.
- Underground electrical service to all structures.
- Public water via Trinity Bay Conservation District.
- Hydrant-style freeze-proof outdoor spigots.



## GARAGE HIGHLIGHTS

- Fully finished with sheetrock and fresh paint for a clean, polished interior
- Two new double garage doors with automatic openers provide easy access and functionality
- New window adds natural light to the space
- Durable epoxy coating on the garage floor enhances appearance and longevity

## UTILITIES

### ELECTRICAL

- Single electric meter services the entire property
- Two new electrical panels, including one dedicated to the sprinkler system, barn, and pool

### SEPTIC

- Two septic systems: one county-approved (pumped January 2024), and one servicing the barn (approval status undetermined)

### WATER

- Property serviced by a 2-year-old well and county water supply to the main residence

### PROPANE

- Unigas propane service for efficient fuel supply

### HVAC

- All AC units serviced as of July 2024
- New ductwork and attic insulation for improved energy performance
- Mini-split system added to barn and MIL suite for zoned comfort