

Star Cross Ranch LLC – Property description

88.53 acres - per new improved survey

1- 2 story Main House 4-4

Covered carport and walkway - stone pavers and beaded board ceiling -leading to the garage area

2 car garage with living quarters upstairs

1-3 story Pool House 4-4 ½, carport

Olympic size pool with pump house.

38 Live oak trees surround the main house and pool house alone.

Manicured lawn and landscaping.

Ranch hand house w/shop – 2 - 2

4 Water Wells

3 Generators

Underground electric to houses

3 nice size ponds – stocked with fish, the largest pond is kept full of water from one of the water wells during droughts.

Pipe Entrance with automatic gate opener – newly sandblasted, primed, and painted.

A concrete driveway (approx. above 3500 ft.) lined with over 55 Live Oak trees just to the main house, horse barn and ranch hand house/shop area and a newly sandblasted, primed, and painted pipe fence.

28 Live Oaks line the front of the property just feet away from a newly sandblasted, primed, and painted pipe fence on FM 390.

New Improved Survey provided to Buyer.

Community Water is available – Buyer to research and verify.

Main House: 4-4

Exterior:

Hardy plank and stone

New metal roof

Generator

Water Well

Interior:

Central AC and Heat with separate control from Downstairs, Upstairs and Main Bedroom.

Lots of floor to ceiling windows for tons of natural lighting

12' + ceilings downstairs, 10'+ ceilings upstairs

Security System

Open concept kitchen, breakfast, dining and living room.

Mud Room – cobble stone floor, custom built ins, and lots of windows for natural lighting.

Kitchen area: Numerous custom cabinets, granite countertops and a large island with a stainless-steel sink, all stainless-steel appliances – 2 Bosch Dishwashers, KitchenAid – Double door refrigerator, 2 door -wall built in oven & microwave, 6 burners with hot plate gas stove with double oven and huge stove vent, huge picture window looking out into the backyard area. Lots of recess lighting and original hard wood floors.

Sitting Room off Kitchen: Floor to ceiling windows with a patio door for lots of natural light, gas log fireplace, original hard wood floors, recess lighting.

Utility/Laundry Room – custom built in cabinets and Maytag washer and dryer.

Walk in Pantry with granite counter, custom cabinets, and a KitchenAid side by side refrigerator.

Butler's pantry – KitchenAid appliances - double door refrigerator and wine cooler, granite counter tops, stainless steel sink and lots of custom cabinets.

Breakfast area: Floor to ceiling bay windows, wall sconces, original hard wood floor.

Living Room: Wood Beams, Rock wood burning fireplace, recess lighting, Floor to ceiling windows with arched windows on the north wall. High ceilings 12 foot plus, original wood floors, floor outlets, custom wall-built ins, recess lighting and ceiling fans.

Dining Room: Right off the Butler's pantry, open to living room. Original wood floors, recess & scone lighting and a beautiful lighted black metal and crystal chandelier centered over the dining room table, floor to ceiling windows.

Front Foyer: Custom made beveled glass wood doors with sidelights. Open into dining and living room.

Office area: Private area between main bedroom and master bath suite, recess lighting, 2 nice floor to ceiling windows with access to the exterior from door located between office area and master bath suite, custom built cabinets for storage.

Upstairs Loft area: Versatile area, wet bar with stainless steel sink and mini refrigerator, wood railing, carpet, custom bookshelves, and storage, plenty of windows for natural lighting, recess lighting and ceiling fans.

4 bedrooms –

Main bedroom downstairs – Wood burning rock fireplace, 12' ceilings, recess lights, original hard wood floors, floor to ceiling windows and patio doors, private patio off main bedroom.

3 bedrooms upstairs –

1 bedroom - circular shape exterior window wall and a peak ceiling, ladder to loft area, custom built in storage, carpet.

2 bedroom - windows, closet, carpet flooring

3 bedroom – play area, bunkroom, custom built ins, private bathroom with walk in closet.

4 bathrooms:

Master Bathroom Suite with double walk-in closet, double toilet areas with automatic wash let (TOTO), whirlpool still tub with granite surround and 3 windows for natural light, separate tiled shower, double sink vanity with granite countertop, ceramic tile floors.

1 full bathroom off the kitchen area – tiled shower, toilet and sink

2 bathrooms upstairs – both with closet area, tiled tub/shower combo, tiled floors, and storage-built ins.

Main House Outdoor Area:

Rock Fireplace with a rock-built wood burning bar b q pit.

Huge back patio with new trek deck flooring

Outdoor Kitchen – granite countertop with built in 6 gas burner & griddle stove top.

High ceilings – recess lighting, fans, outdoor sconces

Outdoor entertainment area with surround sound speakers

Garage Apartment:

Bedroom Living Room combo with a kitchenet and bathroom.

Bedroom and Living Room – carpet flooring with lots of hard wood-built ins, high ceilings, central heat, and air conditioning.

Kitchenet – Microwave and wine/beverage cooler

Bathroom – Tiled floor, shower, and countertop.

Brick staircase leading to the upstairs apartment.

Pool House: 3 story with 4 Balconies

Hardy Plank siding

Metal roof

Generator

Metal and trec deck flooring on all balconies

Outdoor shower

Metal fence around pool area

Outdoor Entertainment area

Separate metal carport

Water Well

Separate Septic System

Security System

1st floor- Open concept - Living, dining, and kitchen

Tile floors.

Granite Counter tops – kitchen, ½ bathroom and utility room

Custom cabinets

Living Room & Dining Room – 10’ ceilings, recess lighting, floor to ceiling windows and patio doors, gas log fireplace with granite surrounding.

½ bathroom – custom cabinets, exterior door to swimming pool area

Utility Room – Custom cabinets, washer, and dryer

Kitchen – custom cabinets, granite counter tops

GE Stainless Steel Appliances – dishwasher, double oven with 4 gas burners and hot plate, hood vent, beverage cooler, microwave drawer, and double door refrigerator.

Bedroom – 10’ft ceiling, recess lighting, engineered wood flooring, double closet, extra coat closet, floor to ceiling windows.

Bathroom – custom vanity with granite countertop, tile floor, tiled tub/shower combo, separate toilet area

2nd floor – 2 bedrooms, 2 balconies, living area with kitchenette

Kitchenette – custom cabinets with granite countertop, microwave, and wine cooler

Living area – recess lighting, floor to ceiling windows and 2 patio doors leading to balconies, engineered wood floors and a gas log fireplace.

1st bedroom – carpet flooring, floor to ceiling windows, walk in closet, recess lighting.

Bathroom – vanity with granite countertop, tile floor, toilet area, tiled tub/shower combo

2nd bedroom – engineered wood floors, 2 closets, desk area, floor to ceiling windows, recess lighting

Bathroom – vanity with granite countertop, toilet area, separate tiled shower, jacuzzi style tub, tiled floors

3rd floor – Cedar room – 2 balconies – lots of storage

Open area for guest

2 patio doors leading to the balconies.

Tiled and carpet flooring.

1 bedroom – carpeted, recess lighting

Bathroom – vanity with granite countertop, tiled tub-shower combo, sliding barn door.

Pool Pump House - holds all the pool equipment.

Ranch Hand House & Shop area:

Water Well

Open concept living room, dining, and kitchen area.

Hard wood floors throughout. High ceilings with lots of natural lighting.

Central Heat and Air throughout the house.

Patio on two sides for entertaining.

Security System

Kitchen – Gas Stove, Dishwasher, Refrigerator - All stainless steel.

Master bedroom – fresh paint and hard wood floors

Master bathroom – granite double sink, hard wood floors, 2 walk in closets, tiled shower-tub combo

2nd Bedroom – fresh paint, wood floors

Bathroom – granite countertop, tile floor, tiled shower-tub combo

Shop area: concrete floors, 2 roll up doors, lots of storage, all metal, water and electric.

Utility Room: sink, washer, dryer, and electric hot water heater.

House is equipped with a security system.

Generator

Horse Barn - 10 stalls, separate feed room & tack room, restroom, wash area, with covered aluminum metal round pen, pipe turn out pens and practice arena, newly sandblasted, primed, and painted.

Tennis Court &/ basketball court, high fence, lights, and water.

Perimeter fencing consists of pipe, post, and net wire. Cross fencing is post and net wire.

Property has cattle pens and cattle, horses, and donkeys.

Cattle barn with feed storage area

Property has a natural native barrier of trees and underbrush on the back property line for lots of privacy and seclusion.

Garden area: 3 raised garden beds surrounded by a white picket fence

Chicken coop area: chicken house with chicken wire enclosed area for the chickens to roam.

Insulated Water Well house and storage area with concrete floor and electrical.