



Strawbaby Farm

6600 ft² custom home, Bobby Smallwood Construction in 1987.
Property includes a stocked 12 acre lake, pond and barn.
Fenced pastures for livestock.

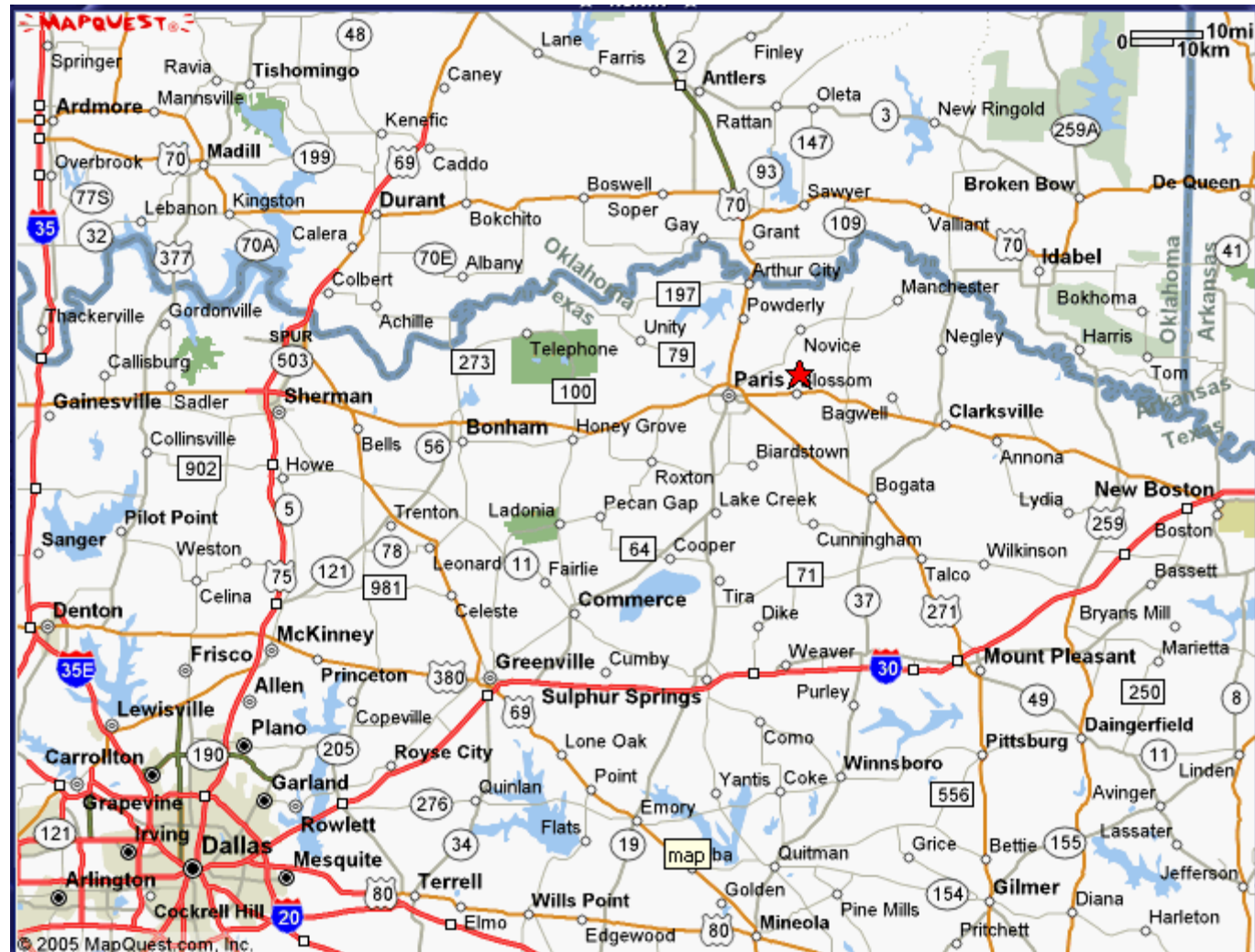
741 C.R. 44850, Blossom, TX 75416

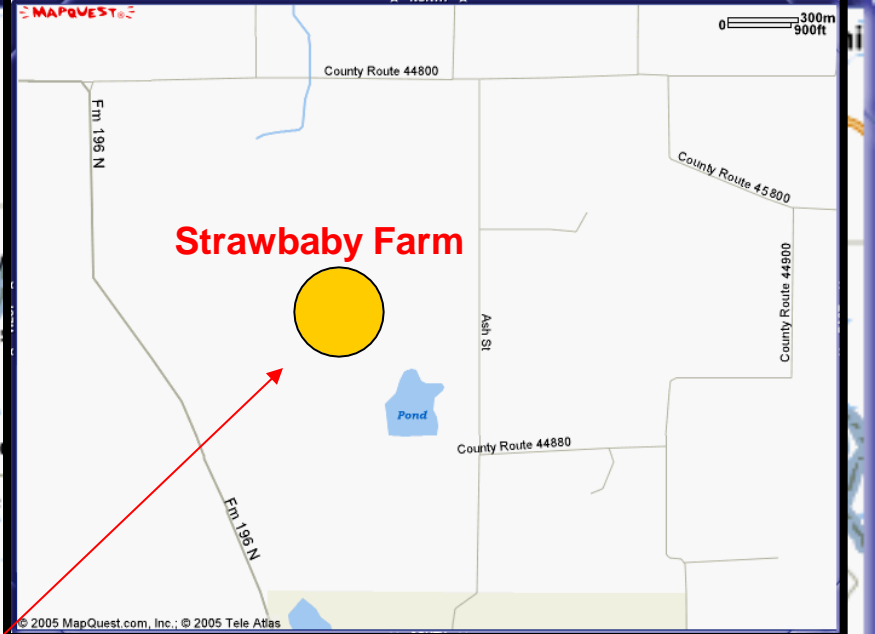
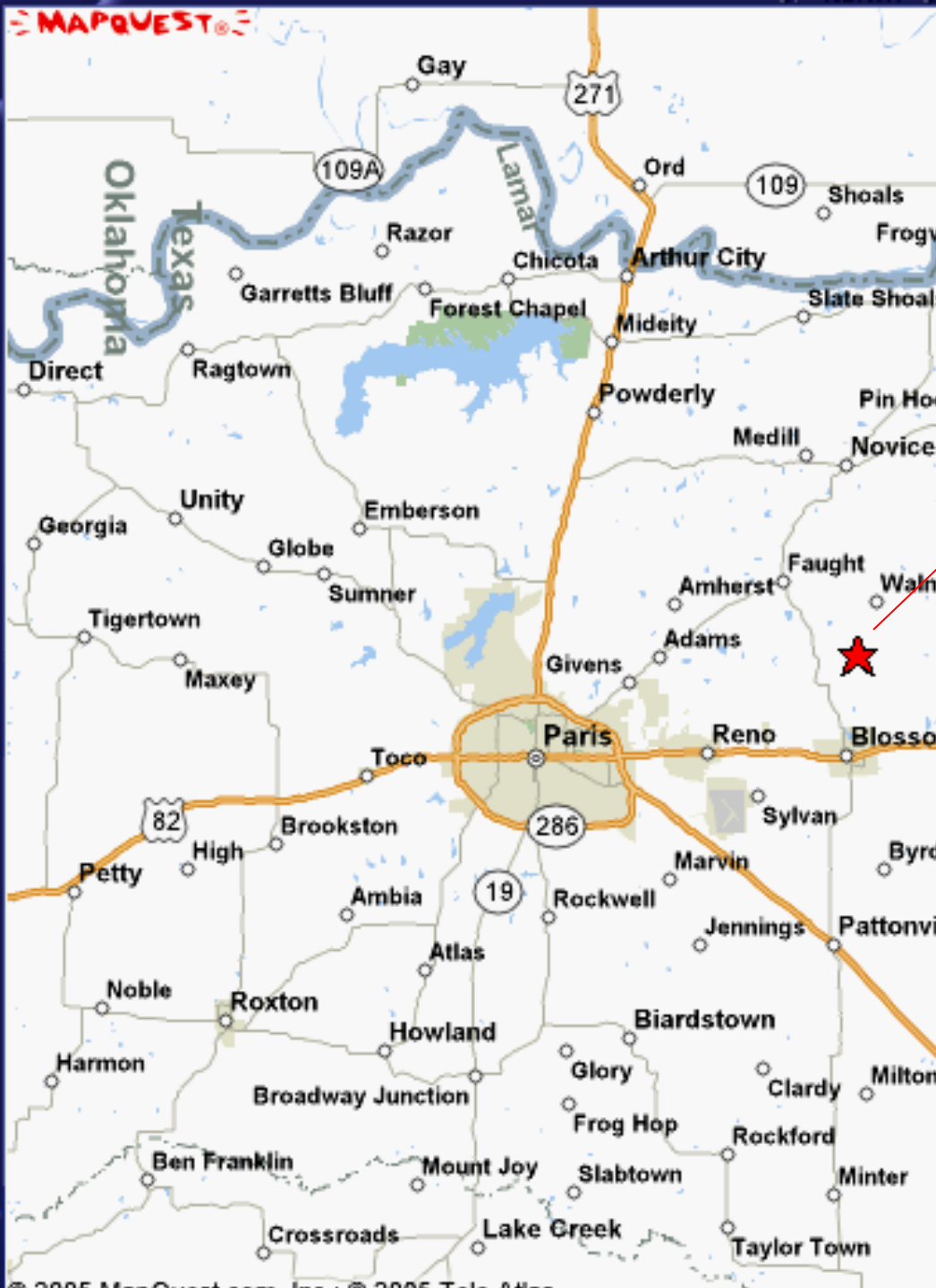
125 miles Northeast of Dallas/Fort Worth Airport

East west artery
US 82, connecting
to I-35

Access via I-30
from Dallas, north
on Texas Highway
19.

I-635 to George
Bush Turnpike to
US-75 from DFW
Airport







Beautiful Acme brick house. Spacious sunrooms on north and south side of home. Two all brick wood-burning fireplaces. First floor master suite and guest bedroom with three full baths and powder bath. Three bedrooms and two full baths upstairs.

Maintenance-free wood interior (aluminum-clad exterior) Pella windows and doors. New (March 2011) four-zone American Standard 20SEER heating and cooling systems (10yr full warranty). Cellulose 12" attic & super wall cellulose insulation with TUFF-R Cellotex exterior foamboard & aluminum sheathing provide maximum utility efficiency.

Lush landscaping surrounds house. Home also features security, smoke & fire system, stereo speakers, satellite & hi-speed internet systems, and two central vacuum systems.

Oversized 2½ car garage with large outside parking and turnaround areas. ¼ mile private driveway. Barn, near home, provides additional parking and storage.

Gunite pool and "coolcrete" decking with terracotta floor tile on covered patio and walkways. Inside full "pool" bath with shower and deep whirlpool soaking tub.





Beautiful 71 acre ranch with a 12 acre livestock/fishing lake and smaller pond. Pastures are bordered by mature native oak trees.

Foundation plantings are pink, white and red azaleas. Additional landscaping accents include Bald Cypress trees, Japanese Red Maples, Dogwoods, Red Oaks, Post Oaks, Shumard Red Oaks, Burr and Live Oaks, Pines, Hollies, Chinese Pistachio and flowering Bradford Pears.

Louisiana blue, purple, white and yellow Iris grow on the banks of the small pond, as well as in the koi pond next to the raised deck in the back yard. Daylilies, daffodils, and seasonal blooms are plentiful.

J-shaped home layout surrounds a large pool accessible thru high efficiency Pella sliding doors with “between glass” e-type blinds.







House is privately situated $\frac{1}{4}$ mile off County Road 44850 in Blossom, TX.

Viewed from the East, with early Spring wildflowers in the pasture and flowering Bradford Pears in front of the house.

View from the driveway from the North side of the property, showing an occasional Northeast Texas snowfall.

View from front foyer showing balcony leading to upstairs bedrooms and downstairs hallway to living room. 95 year old Waterford crystal chandelier in foyer.





Views of living room from foyer, with French doors leading into south sunroom; living room from sunroom showing brick wood-burning fireplace, and; living room from sunroom, looking into foyer.

Note: upper left photo shows new neutral carpeting installed throughout house in March 2011.



Hallway from
Kitchen to
Powder Room,
Foyer and Living
Room.

Powder bath with Corian[®]
countertop and Sherle
Wagner hand painted
porcelain sink with
matching gold-plated
faucets.



Spacious dining room with Waterford crystal chandelier.

Note: upper right photo shows new neutral carpeting which was installed throughout house in March 2011.



Kitchen with antique brick arch over dual Jenn-Air® cook tops and ovens. Corian® counter tops on custom solid wood cabinets. Two Kohler® sinks, with heavy-duty disposals. Large work island in center of kitchen. Jenn-Air® trash compactor, separate Thermador warming oven and built-in Salton countertop hot tray. Ultra-quiet Kitchen-Aid® dishwasher. Side-by-side GE® refrigerator with in-door water and ice dispenser. Large kitchen dining area with view of north sunroom.





Partial view of family room off sunroom. Large brick wood-burning fireplace. View of hardwood hallway with family room on left and dining room at end.





Vaulted ceiling sunroom off kitchen and eating area.





Master bedroom and bath with Corian® countertop and Kohler fixtures.



Guest bedroom with French doors opening onto sunroom and outside deck.

Guest bath with Kohler® cast iron whirlpool tub and fixtures. Corian® countertop. Ceramic tile surrounds tub. Ceramic tile floor and walls tiled to 4'.



Oversized laundry room with food pantry closet and home office with two desk areas and lots of storage cabinets.



Pool bath with separate shower and Japanese whirlpool deep soaking tub.





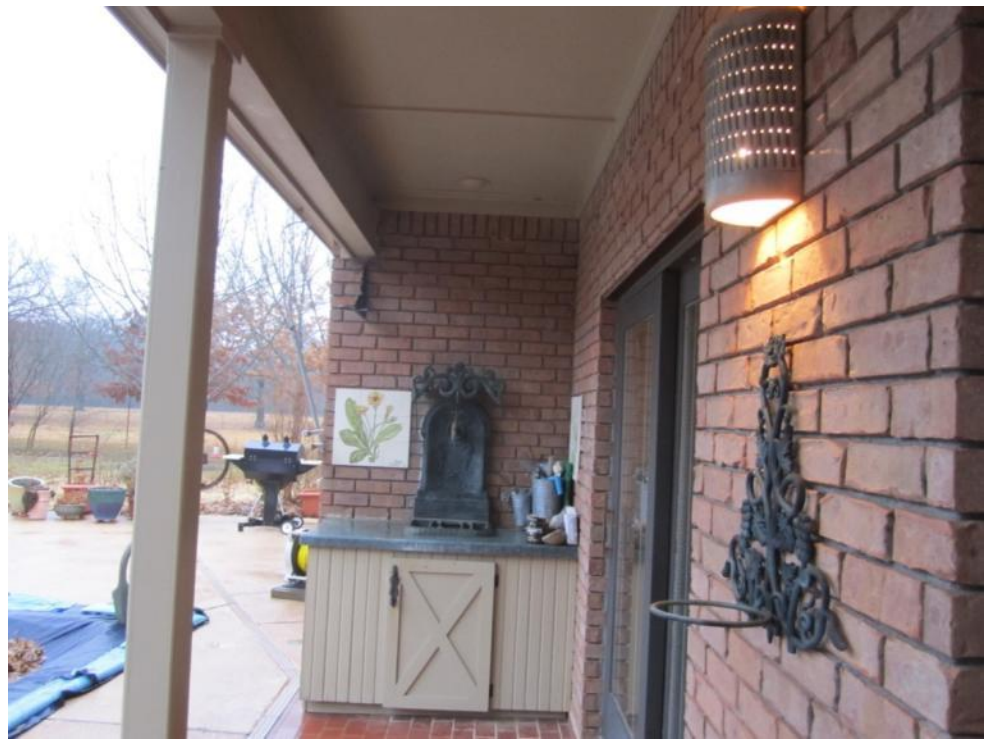
Upstairs
bedrooms
1&2 with
shared full
bathroom - -
separate
shower,
Kohler® bath
tub and
fixtures with
Corian®
lavatory and
countertop.





Upstairs 3rd Bedroom and Gameroom. Full Bathroom with Kohler[®] fixtures, shower/tub and Corian[®] countertop. Attic storage with Cedar closet in hall.

Foyer view looking out to pool and patio.





Poolside covered patio and walkway, leading to outdoor Jenn-Air® cooktop grill with wet bar and built-in refrigerator.

Gunite pool with “coolcrete” deck, new pool sweep and large pool supplies storage closet.

Patio garden potting bench and garden storage closet.





Spacious 2½ car garage with 6-8 person storm cellar embedded in floor.

Central vacuum, water and phone access in garage with adjoining workshop room.



FIELD NOTES

Situated about 10½ miles North 83 Deg. East of the City of Paris, County of Lamar, and State of Texas, a part of the Justin Ferry Survey #334, and being a 71 acre tract of land conveyed D.D. McCaskill by deed recorded in Vol. 634, Page 948, of the Deed Records of said County and State.

Beginning at an iron pin for corner at the present Northeast corner of said 71 acre tract.

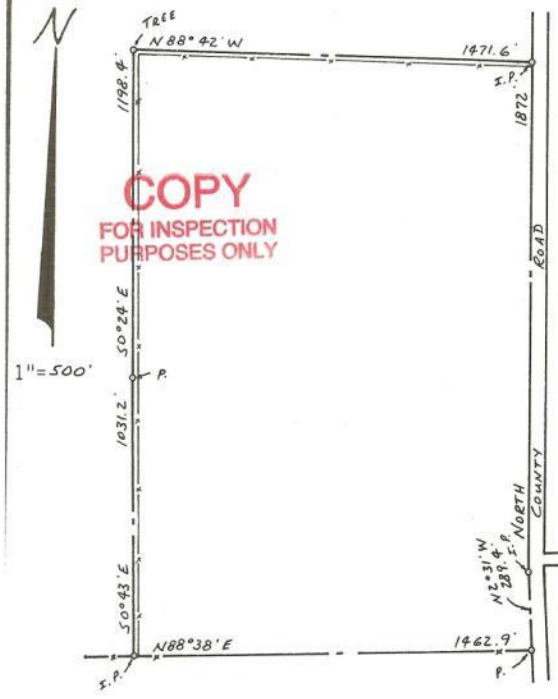
Thence North 88 Deg. 42 Min. West along an old row of posts and fence a distance of 1471.6 ft. to a tree for corner at the Northwest corner of said 71 acre tract;

Thence along an old row of posts and fence along the West Boundary Line of said 71 acre tract as follows: South 0 Deg. 24 Min. East 1198.4 ft. to a post; South 0 Deg. 43 Min. East 1031.2 ft. to an iron pin for corner at the Southwest corner of same;

Thence North 88 Deg. 38 Min. East along the South Boundary Line of said Ferry Survey a distance of 1462.9 ft. to a post for corner at the present Southeast corner of said 71 acre tract;

Thence along the West Boundary Line of a County Road as follows: North 2 Deg. 31 Min. West 289.4 ft. to an iron pin; North a distance of 1872 ft. to the place of beginning and containing 73.725 acres of land.

COPY FOR INSPECTION PURPOSES ONLY



Go to maps.google.com

and enter address below

741 CR 44850, Blossom, TX 75416

for satellite images of Strawbaby Farm property

I, J.M. Nelson, Registered Public Surveyor of Texas, No. 4025, certify that the above depicted and described tract of land was taken from an actual survey made by me on the ground on the 12th day of March, 1987.

COPY FOR INSPECTION PURPOSES ONLY

J.M. Nelson, R.P.S. No. 4025

STATE OF TEXAS
COUNTY OF LAMAR

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared J.M. Nelson, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 17th day of March, 1987.

Notary Public, Lamar Co., Texas

