

## El Rancho Vista, 2691 CR 2007, Glen Rose, TX

### LAND – 35 acres

- Wildlife Conservation Ag Exempt with native bluestem and coastal grasses – horses okay
- Land has been kept organic and natural with minimal use of chemicals – only fire ant poison
- Native cactus and mesquite, wild mustang grapes, along with hardwoods and cedar trees
- Deer, turkey, quail, red & silver foxes, ground & nesting birds, butterflies, hummingbirds, etc.
- Quiet and peaceful with a world class star gazing view
- Fossil shelf near house with walking and four wheeler trails
- Seasonal pond and good loamy soil for horses

### IMPROVEMENTS TO LAND

- Pipe and rock entry with automatic gate opening system
- New fencing on side and back of property
- Rifle, pistol, and skeet shooting range
- Well house refurbished in 2015 with sides and insulation
  - Small workshop inside with pegboard and workbench
  - Water softener & rust removal system rented from Alford Water
  - Water well pump replaced and system refurbished 10 years ago
- Workshop and Garage
  - Metal roof sealed, insulated, and pegboards hung in 2015
  - LED lighting and finished natural rock and herringbone brick floors
  - Parking for 2 vehicles or 4 motorcycles
  - Barn look with stained cedar siding
  - Separate fuse box and roll up doors
- Barn
  - Metal with wooden beams – 2 sections, one for hay and one for horse stall
  - Round pen panels
- Carport and Library
  - Original building with new roof and attic storage
  - Rock fireplace with sitting area and library shelves
  - 2 car parking in carport with wiring for 220V
- Other
  - Storage building damaged by storm but used for storage
  - Cement slab from filled in pool in 2010
  - Pergola ready for whatever new owner desires
  - Water plumbed behind workshop with septic system for RV or apartment
  - Raised garden with all natural dirt and fertilizer used – no insecticides
  - Bird creek in back yard
  - Round pen

### HOME

- Main home build by Staples Construction in 1999 – 2 story 2900sf rock with cedar siding
  - Front and back second story balconies run length of home
  - Natural wood accents in open concept ranch home with rough cedar trim
  - 12 foot ceilings downstairs and 8 foot ceilings upstairs

- Custom wood blinds and ceiling fans throughout home
- Sinker Cypress shelving and built-in units throughout home
- Rock fireplace with heat blower and glass doors
- Kitchen has 2015 stainless refrigerator, granite, glass cooktop and convection oven
- Master bedroom has huge sitting areas with access to both balconies
- Master bath with separate shower and cedar lined jacuzzi tub
- Formal dining and breakfast areas, living room, and TV room
- Attic stairs with storage along with under staircase storage
- 1/2 bath downstairs under staircase
- Coax wiring throughout home – dish wired with Direct TV & internet
- Nexia security system on downstairs doors & windows, video camera security system
- Central vacuum system
- Laundry room with folding table, ironing board, and utility sink
- Great Room
  - Native rock floor with old barn beams
  - Rock fireplace
  - Old cedar wood from 100 year old barn used for shutters
  - Room wired for cable TV and stereo system
  - Antique pool table with single piece of slate will stay with home
  - New windows, sliding doors, and paint in 2015
  - New window units for heat and air
- Guest house
  - Native rock 800sf with sealed metal roof, new paint, and laminate flooring
  - Separate entrance (or entry through great room) and electric meter
  - Separate septic system and lateral lines
  - Kitchen with electric stove, dishwasher, refrigerator, and pantry
  - Dining area, living room, 2 bedrooms, full bath with tub/shower, and entry hall
- Upgrades to home
  - Hail resistant roof and extra attic insulation 2015
  - New carpets in main house 2014
  - New air conditioning/heating units 2015
  - New appliances 2015
  - Main home painted inside 2014
  - Outbuildings updated with new paint and sealed roofs 2015
  - Guest wing, workshop, well house roofs re-screwed and sealed 2015