

Rock High Ranch
Description of Property – 552 VZCR 2142 –
Details Provided by Seller

- 34+/- acres of rolling hills with spring fed pond, 10% timber, 80% pasture
- **Main Home:** Approximately 8000 sq ft Luxury home / lodge with 8 BR, 7.5 Bath, conference / video room, Sun Room, breezeway and 2000 sq ft open design Kitchen and living area.
 - Living area floor is engineered wood and 1 year old
 - Roof is new – six months old
 - Very Energy Efficient
 - Exterior walls are 5.5” insulation + foam board under vinyl siding
 - Insulation between 1st and 2nd floors
 - Master Bedroom has all walls insulated for sound proofing
 - Refrigerator is less than 1 year old
 - Counter tops in kitchen are Corian with granite finish
 - Every room downstairs has a different ceiling design
 - All closets have at least one wall with cedar siding
 - All rooms wired for televisions
 - Christmas light wiring in eaves of house with interior switch
 - Floored attic space above Carriage House suites
 - Sound system has speakers outside
 - Slab is post stressed engineered slab with approximately 100 piers to clay
 - Large Wooden Deck in back for entertaining
 - Wide Covered Front Porch
- **Carriage house:** Attached to Main House by a Breezeway. It is set up as 2 bedrooms but could easily be converted into a mother-in-law suite
- **Guest Cottage:** Approximately 900 sq ft 1 BR, 1 Bath guest cottage with sunroom and porch (sleeps 4+)
- **Entertainment Barn:** Approximately 5000 sq ft stone entertainment barn with commercial kitchen, 1800 sq ft dining area with upstairs loft meeting area
- **Pavilion:** 1600 sq ft. covered pavilion with vaulted roof for outdoor entertaining
- **Bedrooms built into Entertainment Barn:** 6 BR each with private bath; 1 office
- **Wedding Chapel, Brush Arbor and Gazebo:** for wedding venues as well as Main house.
- **Pool:** A 16 x 30 in ground swimming pool with large pool house
- **Storm Shelter:** 12 ft diameter storm shelter located off the Main Home Deck
- Wildlife – Deer, hogs, squirrel, ducks, dove, and coyotes
- Community water
- Vinyl fence
- Soil is sandy loam
- Grass is mix of bahia and coastal
- Fruit trees include figs and pears
- Hickory and oak trees as well