

378 Bear Creek Scout Road Hunt, TX “Villa De La Cruz”

PROPERTY AMENITIES:

- 8 total bedrooms, 6.5 bathrooms,
- 24.8 unrestricted acres with meticulously landscaped areas around improvements
- Entertaining paradise, with multi level outdoor decks, covered porches, courtyard, outdoor wood burning fireplace & two fountains
- Stone wall lined concrete drive into property with gated entrance
- Extensive stonework throughout the property
- Massive wrought Iron gate entrance to courtyard
- Front of home faces south toward Guadalupe river
- Sprinkler & drip system
- Established st. augustine grass, various native trees, & flowering plants
- Green house storage for plants in winter
- Garden area behind caretaker/guesthouse
- Nice workshop 20x14 with stone floor
- Two car enclosed finished garage with workbench and cabinets
- Washer & dryer hook up in garage as well as in the home
- Four car carport, additional parking throughout
- Well house with stone flooring, including soft water system
- Concrete water holding tank
- Tree house
- Play house with electricity and chandelier
- Deeded easement (concrete drive) from Bear Creek Scout Road to gated entrance
- Asphalt county roads to entrance
- Property all electric, propane fireplace in owner's suite
- Water from river to irrigate
- Low pressure dosing septic
- Structures are not in floodplain
- No zoning or restrictions

GUADALUPE RIVER (NORTH FORK):

- **Over 2000 lineal feet of the Guadalupe river north fork**
- **Views of the north fork river valley**
- **Invites wading to full swimming & kayaking**
- **River runs east & west on the property**
- **Close to the respected Texas boy's and girl's camps of Hunt**

MASTER SUITE:

- **Owner's Suite includes:**
 - **Private entrance with two outside seating areas**
 - **Art gallery/peaceful sitting area**
 - **Oversized bedroom with wall of windows (custom silk window coverings), overlooking the river .**
 - **Owner's bed custom made from old oil field pipe, with night stands to match (negotiable)**
 - **Huge bath area, jetted tub, picture window looking toward river, separate shower, large dressing area, dual vanities, ample cabinet linen storage, private toilet, walk in closet**
 - **Saltillo tile flooring**
 - **Skylights**
 - **Separate A/C unit for owner's suite (included in total of 3 units for main house)**
 - **See through propane fireplace, bedroom/owner's bath, (tank located under deck in green house).**
 - **Additional room presently utilized as sewing room with daybed**
 - **Laundry closet**
 - **Central vacuum**
 - **Private deck with retractable awning overlooking river**
 - **Speak easy custom door, made in South America**

MAIN RESIDENCE:

- **Main house 5 bed/4.5 bath, approximately 4922 sq.ft.**
- **Three A/C units for main house**
- **Covered deck with ceiling fans, continual nice breeze from river valley**
- **Multi door access throughout for utilities**
- **Nice stairs/steps to river**
- **Concrete walkway around the home**
- **Custom Awning covers on many windows**
- **Window shade screens on east side of home**
- **Guest room #1 - fireplace, bath updated in 2013 with glass block (access to shower plumbing), Stone interior walls, walk in closet with cedar closet behind shelf.**

- Wood trim throughout is stained solid oak
- Guest room #2 - walk in closet, adjoining bath with skylight. stone interior walls
- Guest room #3 - presently an office with skylight, Stone interior walls, wood flooring, nice closet
- Massive stone wood burning fireplace in living room
- High ceilings
- Wall of windows in living room south side of home
- Standing seam metal roof
- Man cave, complete with A/C & heat (motel type unit), bath with shower, bar, sitting area (private entrance)
- Saltillo tile - kitchen, dining, living room, & owner's suite
- Wet bar with ice maker, sink and wine rack in dining area
- Culligan purified water dispenser kitchen & bar
- Ample book shelves
- Floored attic storage
- Custom built entertainment center in living room
- Ceiling fans throughout
- Rain gutters on rear of home
- 2 water heaters - closet behind owner's Suite, storage under east side of home

KITCHEN:

- Kitchen appliances have been upgraded and replaced recently to include:
 - Range/Oven, surface unit, convection oven, microwave, dishwasher
 - Pantry door upgraded 2013, Pantry has pull out shelving
 - Pull out shelving in cabinets
 - Glass doors in cabinets
 - entry from outside
 - 1/2 bath for guests

GUEST & CARETAKERS QUARTERS:

- Guest/Caretaker 3 bed/2 bath total
- Guest is presently one bedroom, one bath, kitchen, living room
- Caretakers is presently two bedroom, one bath, kitchen, living room
- Window unit heat/air caretaker, central A/C guest house
- Guest/Caretaker house has septic system with pumping station to main septic
- Water heater - Garage under guest/caretaker house