

BASTROP FEATURES

HORSE Activities

- McKinney Roughs Nature Trails → 10-15 minutes away RIVER ACCESS!
- Rusty' s walnut Creek arena → 15 minutes away trails/arenas/play days
- Show facilities in Cedar Creek (2) Covered Arenas/Haul ins → 15-20 minutes away
 - Hycourt Farm
 - Austin Equestrian Center
- Mobile Vets-Several that come out here
- Elgin Vet hospital → 35 minutes away
- Bastrop Vet → 15 minutes away
- 3 feed stores within 15-20 minutes or less

Accessibility

- Austin side of Bastrop EASY commuter location
- 25 minutes to Airport
- 20 minutes to I30
- 30-40 minutes (BACK WAY) to F1 Track
- 5 minutes from this house to downtown Bastrop
 - Shopping
 - Dining
 - Colorado River activities

FEATURES SHEET

Interior Features:

- Customs Stone Fireplace with Like Stone Faced Bar →NEW 9/2011
- Natural Hand Made Cedar Mantle from the Texas Hill Country →NEW 9/2011
- Upgraded Porcelain Tile in Family Room & Bath→NEW 9/2011
- Italian White under mount farmers sink in Kitchen→NEW 9/2011
- Granit Counters with glass/stone backsplash→NEW 9/2011
- Maytag appliances (will leave Fridge if needed)
- Upgraded fixtures in Bathroom & Kitchen→NEW 9/2011
- Upgraded sink in Bath w/Granite→NEW 9/2011
- Custom paint throughout house
- Upgraded blinds in family room (\$250.00 each from Smith and Noble) →NEW 9/2011
- Custom drapes in family room & Custom Silk blinds on French door→NEW 9/2011
- Ceiling Fans in all rooms
- Upgraded Chandelier in Dining→NEW 9/2011

Exterior Features:

HORSE BARN 36*36 w/ 8 foot awnings horse Barn

- 4 finished/Matted stalls with Dutch Doors on West Side (3 stalls with runs)
- Finished tack room & storage stall which could be converted to 5 finished stall
- Stalls are 12*12
- Finished Center Aisle
- Wired CORRECTLY Barn has its own breaker box separate from house, all wiring protected with conduit + each stall is set up for "flip switch fans" for the horses
- Water at Barn
- Hitching post/drop line

HAY BARN/Equipment shed 30*10

Loafing/Run in Shed in Pasture 36*10

Fencing →Entire 10.4 acre lot is fenced to contain the dogs, livestock etc.

- Horse area is fully fenced with No climb SAFE Horse fencing, braced for cross fencing if needed
- Back of house has small SAFE fenced in area for dogs, chickens, kids (smaller containment area) which was built to be safe for dogs, solid fencing with cement on ground to prevent digging. Dog house (\$500.00) will remain for chickens, dogs, or a play house for kids. (added 10/2013)

Patio/Walkway added 10/2013 Limestone Pavers

Water line runs along the driveway pasture has water access with in ground shut offs (3 total) for water troughs, watering tress etc.

Shed in the back of property (by the trees) used to cover round bales in the summer (if needed) to keep horses cool and hay dry.

Sandy loam soil, had arena in front area...just ride on grass or drag and the footing is perfect and drains well.

Gated Entry