



Sandy Ridge - 42.38 Acres

Cat Spring Area in Colorado County

1565 Sealy Road



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Real Estate**

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This **42.38 acre** ranch is located in the much desired **“massive live oak” area south of Cat Spring.** This gently rolling, sandy loam property has 1,601 feet of frontage on Sealy Road and is bordered on one side by approximately 1,194 feet of frontage on the ever-flowing **San Bernard River.** **Secluded** and **private**, the river area with its immense sand bars lined with **impressive live oak trees** provides recreational opportunities or simply a peaceful atmosphere to relax and enjoy the beauties of nature. Once operated as a cattle operation, the property now bears all the qualities of a **fabulous weekend retreat or full-time residence.** Either way it provides the opportunity to **“Get Away from it All”!** A **stocked pond**, approximately an acre in size, enhances the property with a touch of character. The main entrance into the ranch is from Sealy Road, a paved county road.

Elegant and comfortable, the main ranch home was constructed in **2007** and boasts an **Austin Stone and wood exterior** with a **standing seam metal roof**. The home's **wood exterior was salvaged** from a **home built in 1899 in The Heights in Houston**. Guests can be greeted at a **beautiful iron front door**. The home boasts of approximately **3200+ sq. ft.** of living area with 3 bedrooms and 2-1/2 baths, formal living and dining rooms, an office, and **wood and ceramic tile flooring**. **Oak wood flooring** throughout the home was **salvaged** from an **old home in Montrose** area in Houston and professionally reinstalled. A **gas fireplace** in the Master Suite and a **wood-burning Rumford fireplace** in the kitchen create the ambiance so appreciated in a country farm house. Its **spacious kitchen and breakfast area**, designed with the serious cook in mind, proudly houses a **Wolf 6-burner cook-stove**, double ovens, a **Sub Zero** refrigerator, custom solid **walnut cabinets**, all **stainless** appliances, an under-counter microwave, **granite** counter tops and **two custom, moveable islands**. Custom **French windows** accent the wall over the kitchen sink and counters. It also houses a **granite-topped wet bar/lounge** area designed for entertaining friends and family in the kitchen! A **Butlers pantry** leads to the dining room with additional storage in a **window seat /bench**. **Six custom stained-glass windows** are accent lighted from both the inside and outside and strategically placed throughout the home. The Master bedroom adjoins a **small reading room**. The home is filled with an abundance of **storage space** including the two **walk-in closets** in the Master bedroom



Step out from the Master Suite, into the beautifully lighted and landscaped **private pool area** with waterfall, outdoor fountain from Santa Fe and stone seating, nestled at the end of a **tree shaded 10' x 50' brick paver patio**, large enough to accommodate a crowd. Joining the patio, the convenient detached **3-car garage and carport** houses **climate controlled storage** and a **cedar lined wine cellar**. An **outdoor shower** is also convenient to the patio area.



This property has been **thoughtfully planned** out with some **added personable extras!**

Sandy Ridge is truly **unique** and **one of a kind!**