



## 2090 CR 226 Hico, Texas

2 bed/2.5 bath | 2 living/2 screen porches

**\$1,125,000.00**

*The Double J Ranch consists of 96 +/- acres of with beautiful views of neighboring hills. Drive into the ranch off of a quiet county road and enter through a custom-made security iron-gate, the 830 ft. concrete driveway is lined with crape myrtle trees with irrigation to each tree. The Texas-style rock home built in 2006, is an impressive 4,469-square-feet and features quality workmanship throughout.*

*The ranch home is all rock with cedar trim and has a standing-seam metal roof; it has three enclosed screened-in porches which all have ceiling fans, plus a covered entry porch, a covered patio porch on the front of the house for an overall total of 5,594 sq. ft., including the total air conditioned space.*

*The ranch house has a breakfast nook, utility room, coat closet, guest bedroom with walk-in closet, kitchen walk-in pantry, great room, game room/den plus a bar and a wine bar, dining room, gallery, foyer, powder room, study with closet, master suite, master bathroom and master walk-in-closet.*

*Flooring throughout the house, porches, and patios are covered with tile. The interior of the house has Monticino 20"x20" Natural Aborio Tile, and the porches have Jaspe 16"x16" Terra Ceramic tile.*

*The home features custom arches made of brick and with the same stone as on the exterior of the house. The arches divide the kitchen, dining room, great room and gallery.*

*The home has custom Knotty Alder Wood cabinets in the kitchen, utility room, guest bath, garage, den, breakfast nook, computer/bedroom, master bedroom, and master bath...all with a 2 3/4" Knotty Alder Wood rope crown.*



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 SELLING FINE TEXAS RANCHES

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# DOUBLE J RANCH

**KITCHEN:** The spacious kitchen has built-in appliances: Cayenne Pepper Red Antique Elmira Stove Works 45-inch (6 burner) electric smooth top, nickel front legs, nickel trivet with self-cleaning oven and side-warmer; and a Cayenne Pepper Red 30-inch Self Cleaning Convection Built-in-Wall Oven Antique. The kitchen has an island cabinet with a brass foot-rail, large walk-in pantry, Jenn-Air Trash Compactor, and a Fisher and Paykel Double Dishwasher, and features Knotty Alder Wood cabinetry throughout.

**GREAT ROOM:** Great Room has a fireplace with custom-built mesquite mantel, gas logs with remote control, Knotty Alder Wood bookcases with storage cabinets on either side of the fireplace. The Great Room has 14' ceilings with custom cedar beams, and features 3 sets of French Doors.

**DEN/GAME ROOM:** The home offers a spacious den/game room with a wet bar, a built in wine cellar and a Scotchman Ice Maker. Adjoining the wet bar is a wine tasting room. The Game Room walls and ceiling are covered with stained bead board. Granite counter top bar has a base of Knotty Alder Wood cabinetry with a brass foot-rail. The bar area has Knotty Alder Wood cabinetwork and white tile back-splash with tiled grape inset. Bar has a custom-built double-gate made of wrought iron with grape décor leading into the bar and wine area, and a custom-built wrought-iron grape décor arch inset between the tasting room and the bar area which matches the iron doors.

**BEDROOMS:** There are two bedrooms, two-and-a-half baths. The home offers a spacious Master Bedroom with a large Jason Jacuzzi tub surrounded by marble. Vanity counter-top is also marble. The large office has custom built-in Knotty Alder Wood cabinetry with granite counter top; office could be converted to a third bedroom. The home features three screened-in porches, one of which is off the Master Suite with a hot tub.

**GARAGE:** The 825 sq. ft. over-sized three-car-garage is air-conditioned and features built-in storage measuring 8 feet high by 17.5 width storage closets with doors above and three drawers below...all are Knotty Alder Wood cabinetry. The water softener and over-sized water heater are in a separate closet in the garage. The garage has concrete floors with an over-lay of Granitex Color Chip flooring. The grounds are equipped with sprinkler and security systems; a Bose sound system pipes inside the home as well as the screened-in porches. It has energy efficient windows throughout.

There are a total of 18 ceiling fans throughout the house and porch area. The ceiling heights vary from 10ft to 14ft throughout. The home is pre-wired for ADT Home Security, and also pre-wired for stereo sound Bose system with speakers in the great room and two of the screened-in porches.

The ranch house is surrounded by rail pipe fencing with sit-on concrete curbing. There are two lighted rock pillars at the front gate and two lighted rock pillars at the back gate. There are oak trees, pecan trees and magnolia trees planted in the yard and the circle drive area in the front of the house.

The entire property features 96 acres of Hamilton County land, 2 great open pastures for running cattle, abundant wildlife including dove, turkey and deer, native grasses, and an excellent deep water well. There is a large tank in the Southwest corner of the property that is fed by a seasonal creek and stocked with bass, crappie, catfish and perch. The tank is 10 ft. deep off the pier.



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SELLING FINE TEXAS RANCHES  
Crawfords Gap, Texas

*Tai Cobb Klam*

RANCH BROKER

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DOUBLE J RANCH  
2909 CR 226, Hico, Texas 76457  
Hamilton County  
\$1,125,000 + 96 Acres