



Protecting Clients. Conserving the Land.

813 Court Avenue

9.24 acres, Fort Davis, Texas



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813 Court Avenue

2,050 Sq. Ft.

2 bed/ 1.5 bath with 1bed/ 1 Bath Guest Casita

9.24 +/- acres

Jeff Davis County, Texas

Location

Located on 9.24 acres in Fort Davis, Texas this historic Court Avenue adobe house and its guest house are a piece of heaven in the West Texas Davis Mountains. The houses are nestled in huge natural boulders on the south slope of Sleeping Lion Mountain. Today, 813 Court Avenue has been completely renovated for modern living. The house has two bedrooms, a study and one-and one-half baths. The 2,050+/- square foot adobe home retains the charm of its 1914 construction. Period architectural details abound including; 10 foot ceilings, encased hardwood windows and arched doors, rock fireplace, tile flooring through-out, built-in closets, shelves and cabinets, and abundant storage room. Updates to the home include updated plumbing, electric, roof, charming kitchen, laundry area, skylight, and back deck. There are many intimate sitting and lounging patios, porches and outdoor dining areas which surround the house - all nested within the giant boulders. Perfect for entertaining! The property is bordered by Sleeping Lion Mountain and three beautiful irreplaceable hip-high dry stacked natural stone walls.

Acreage

9.24 +/- Acres in Jeff Davis County

Historical Background

According to "Early Homes and Buildings of Fort Davis, Texas" by Mildred Bloys Nored and Jane Wiant, E.P. Hill built the adobe home in 1914 and sold it six years later to Carl Raht, who while living there wrote his book "Romance of the Davis Mountains and Big Bend Country". The home was sold to Warren D. Bloys in 1922 and at that time had several bedrooms, a fireplace, and a sun room surrounded by windows. A unique wall of stacked stone outlined the property. The W.D. Bloys estate sold the home in 1945. Through the years the home has been modernized and the exterior improved upon to create the exquisite property it is today.

Guest House and Gardens

The separate 565+/- square foot guest house has one large bedroom and living area, a huge bath area, separate air conditioning and heater. The houses were built within a large boulder field with hidden porches, landscaped native gardens, walkways and hiking trails, one of which meanders to the top of Sleeping Lion Mountain and leads to the Fort Davis National Historic Site, Davis Mountains State Park and beyond. The native gardens with indigenous plants were designed by local landscape expert Beth Francell, from Fort Davis, within rock lined beds which make this entire property into a private botanical garden right at your front door.

About the Property

813 Court Avenue includes a large 9.24 acre lot with a gated U-shape driveway on the west side of the property with ample parking for owner and guests. There is an abundance of land on both sides of the house for privacy. The property is landscaped with beautiful mature trees and native plants along with natural boulders, palisades, rocks and vegetation. The massive cliffs behind the property all trail up Sleeping Lion Mountain to the rim abutting the Fort Davis National Historic Site, owned and operated by the National Park Service. There is also a road easement that allows the property owner to drive up the hill toward the west where you can easily hike around the top of the mountain, Fort Davis National Historic Site or Davis Mountains State Park. The expansive mountain view behind the house to the top of the mountain is part of the property and easement. Outlooks from the top are amazing and the property teems with wildlife, deer, aoudad and native Chihuahuan Desert plants, trees, grasses, and flowering cactuses. The property has a rock pump house and water well; but, currently uses Fort Davis' community water. The front flower beds and part of the backyard have irrigation systems. Other: Cable TV and Internet, septic system, and an outdoor metal storage building.

Price

REDUCED TO \$875,000 FROM \$950,000

Furnishings will convey with purchase.

Contact

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Disclaimer

This Ranch offering is subject to prior sale, change in price, or removal from the market without notice. While the information above was provided by sources deemed reliable, it is in no way guaranteed by the broker or agent.



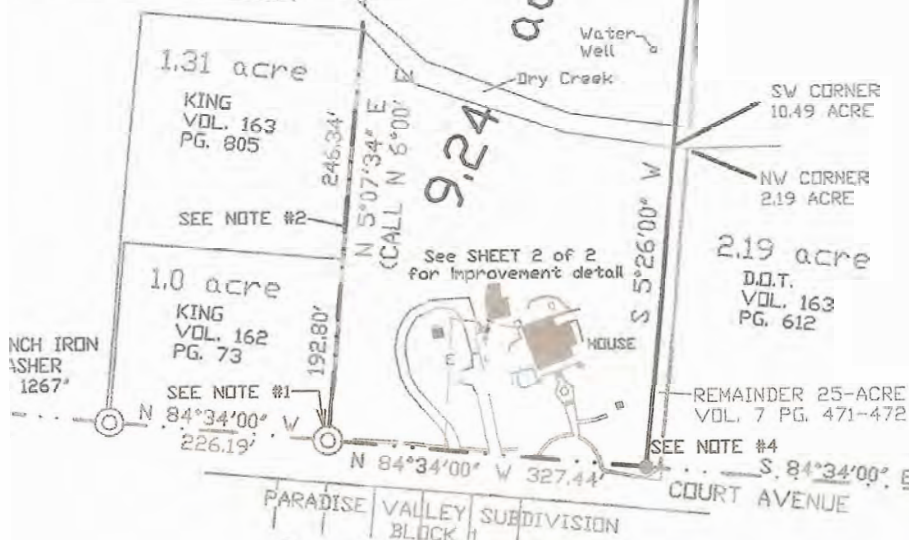
"BASSHAM LSL'S" IN RM. A FOUND BRASS
CAP MARKED "AP6-1974" BEARS
N 86°10'50" W 14.00'

N

100' 200' 400'
SCALE: 1 In. = 200 Ft.

Remainder
41.7 acre
VOL. 18
PG. 24

Survey 734A
B.H. Grierson



LEGEND

BEARINGS ARE TRUE BASED ON SOLAR
OBSERVATIONS

SURVEYED: SEPT. 25 - OCT. 3, 2005

A METES AND BOUNDS DESCRIPTION
ACCOMPANIES THIS PLAT

⊙ FOUND MONUMENT AS DESCRIBED

● POINT FOR CORNER - SEE
NUMBERED REFERENCE NOTES

--- SURVEY LINE

--- TOP OF BULFF

--- 30-INCH WIDE ROCK WALL

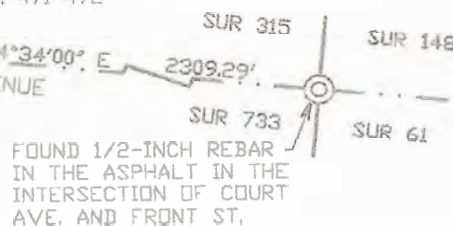
NOTES

NOTE #1: FOUND "X SEC" ON NORTH SIDE OF A BOULDER
ANOTHER FOUND "X" ON SOUTHWEST SIDE OF SAME
BOULDER BEARS S 43°16'40" W 5.42'

NOTE #2: BOUNDARY GENERALLY WITH 30-INCH WIDE
ROCK WALL

NOTE #3: POINT FOR NW COR 9.24 ACRE AND SW COR
14.24 ACRE TRACTS. A FOUND 1/2-INCH REBAR AND
ROCK MOUND BEARS S 84°27'45" E 1.11'

NOTE #4: POINT FOR SE COR 9.24 ACRE. A FOUND
1/2-INCH REBAR WITH CAP MARKED "BASSHAM LSL'S"
BEARS S 84°44'11" W 0.43'



NOTE:
AS REFLECTED BY FIRM (FLOOD INSURANCE
RATE MAP) COMMUNITY-PANEL NUMBER
481251 0550 B, EFFECTIVE DATE: 7/18/85
PARADISE VALLEY SUBDIVISION IS IN
A ZONE C - AREA OF MINIMAL FLOODING

NOTE:
THERE WAS NO EVIDENCE OF PHYSICAL
EASEMENTS FOUND OTHER THAN THOSE
SHOWN ON THIS PLAT, I.E., ELECTRIC
LINES, DRIVEWAY, ETC.

I HEREBY CERTIFY THAT THIS PLAT WAS BASED
ON AN ACTUAL SURVEY MADE ON THE GROUND
BY ME AND THAT THE LINES AND CORNERS ARE
TRUE AND CORRECT TO THE BEST OF MY
KNOWLEDGE AND BELIEF.

















