

RANCH KEY and UNIQUE FEATURES

1693/1701 COUNTY ROAD 220
BURNET COUNTY, TEXAS

Total Acreage: 36.2609 acres Legal: Tract 2, Oakalla Vistas

New Ranch Four Building Compound (Built 2013-2014)

- Main House: 2,063 SF Cooled/Heated Space (2 zones).
 - 2 Bedroom/2Bath.
 - Open plan kitchen/dining/living area
 - Bosch Double Oven
 - LG Refrigerator and Dish Washer
 - Maytag Washer/Dryer
 - Gas Kitchen Aid 5 burner cook top
 - Two (2) On-demand water heaters
 - Conditioned "Dog Trot" Entry.
 - Laundry/storage/storm shelter.
 - Covered Porch.
 - HVAC System is heat pumps.
- Guest House and Studio: 905 SF Cooled/Heated Area
 - 1 Bedroom/1 Bath
 - Full Kitchen with all appliances except refrigerator.
 - Studio/Bedroom with porch and deck. Cooled and heated).
- Garage/Shop/Storage: 1,008 SF (not Conditioned)
- Covered Porches: 1,125 SF
- **Total HVAC Area Enclosed: 2,968 SF**
- Total new Building Area including conditioned space, porches and garage/storage/shop: 5,101 SF

Old Ranch House (We believe it is circa 1940's and original to the ranch).

- Old Ranch House: 1,000 SF +/- Cooled and Heated
- 2 Bedroom/1 Bath
- Open plan kitchen/dining/living area
- Two covered porches (250 SF +/-)
- Stone and Stucco Construction
- Free Standing Wood Burning Fireplace.
- Interior recently painted.

Other Ranch Features

- Two (2) Wells
- 33,000 gallon rain water collection system at main house.
- Cedars cleared in 2016 but beginning to come back.
- Beautiful Views
- Rolling terrain and oak trees groves.
- Five (5) bay pole barn and other out buildings.