

1334 County Road 414 | Features & Amenities

Overview ::

- 24.52 Total Acres :: 22.27 main tract + 2.25 Acres providing access to Red Bluff Creek (seasonal, currently dry); the property is a part of the nearby Ridge Harbor waterfront community (\$854/year HOA dues) - there are no Ridge Harbor building guidelines which must be followed, but 1334 CR 414 owners are allowed access to all Ridge Harbor amenities :: pool, tennis & pickle ball courts, play area for children, 2 private boat launches, & a waterfront park area with benches and grills. The privately owned Marina anchored off the waterfront shoreline, offers boat slips for sale and/or lease depending upon availability.
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- Total heated and cooled space:: 3108 sqft = main house (2628') + separate guest house (480')
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- Main House :: 3 bedrooms, 2.5 baths, 3rd bedroom, currently used as a den; open kitchen/dining/living, impressive entry foyer with antique long leaf pine ceiling & double doors opening to the den which showcases a unique ceiling treatment known as 'squeak blocking' (used in 100 year old farmhouses), large pantry/laundry, 2 car garage; approximately 1185 square feet of covered side and back porches
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- Guest House - 480 sqft (15x32')- bedroom/bath/living/kitchen + 5x32' covered porch
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- 3000 sqft shop/metal barn (40 x 75') - has a bath w/shower + 'mini' kitchen (counter, cabinets, sink); storage room + multiple storage units/shelving (negotiable); 3 oversized garage doors w/the back door being 3/4 glass and opening to outdoor deck
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- Additional Buildings :: Tractor Shed - 3-sided, covered for tractors, lawn equipment, etc + also has an installed 100 gallon water storage tank for supplemental irrigation/water if needed; Tool Shed; Potting Shed; Seasonal Decor Storage Shed

Utilities ::

- Private Water via Corix Utilities | Septic
- Propane - 250 gallon tank + an 'in-line' 120 gallon tank
- Power to all structures and out-buildings, provided by Pedernales Electric Co-Operative (PEC)

Misc Land Features to Note ::

- 24.52 Acres which includes 2.25 Acres providing access to seasonal Red Bluff Creek
- Ranch-style fencing on 2 sides, wire fencing along back (behind stand of trees/bushes), open behind house between subject land & adjacent 15.8 acres; visual dividing line between two tracts (subject & 15.8) is approximately the ravine (no neighboring structures can be seen).
- Automatic Custom Iron Entry Gate
- Winding asphalt drive leading back to the house (structures cannot be seen from the county road)
- There is a small, seasonal pond on the left as you drive back + beyond that is a burn pit area (not visible from drive)
- Irrigation around main house
- Numerous native plants, planted areas & seating areas around the property, outdoor fireplace + fire pit
- +/- 300 trees on the property to include oaks, cedars and other native trees; MANY heritage Live Oaks on-site
- The property has been a safe haven home to deer, raccoons, fox, wild turkeys and other wildlife over the years

Main Home Features ::

- Custom builder's personal home showcases superior craftsmanship and attention to detail throughout
- German Fredericksburg styling with high quality features & amenities inside and out
- Exterior is stone with a Fredericksburg schmear & some hardi-board, standing seam metal roof, 1185 square feet of covered porches
- 100 year old long leaf pine custom milled beadboard ceiling in vaulted foyer, sconce lighting
- Stone wall in entry foyer wraps around to living as an accent wall
- Living features include :: massive stone fireplace w/gas logs, high vaulted ceiling, two sets of french doors leading to back covered porch; custom ceiling fans and lighting throughout
- Kitchen has :: more than the customary number of cabinets and drawers including a spacious side bar of cabinets and granite counter space with windows overlooking the side porch, expansive granite center island is home to a farm sink, bar sink, dishwasher & trash compactor on one side, bar seating opposite & custom pendant lights above island; gas cooktop set in a decorative niche, built-in oven and microwave, sub-zero 'fridge (all appliances are stainless)
- Large dining area opposite kitchen island
- Primary Suite :: opens to covered back porch, has a cozy fireplace, luxurious primary bath with double vanities and oversized walk-in shower, spacious walk-in closet w/custom shelving
- Unique ceiling treatment in 3rd bedroom/den, access to half bath from this room
- Guest bedroom off foyer with private access to a full bath (tub/shower) & custom free-standing vanity
- Wood ledges & strategically placed niches for art & decorative decor
- Stained concrete flooring throughout with in-laid wood transition from foyer to living, NO carpet

• Guest House Features ::

- 480 sqft (15x32') + 5x32' covered porch
- Efficiency Style :: spacious sleeping area, bath w/shower, comfy living, kitchen area w/ breakfast bar

Misc to Note ::

- Some furniture pieces, outdoor farm/lawn equipment and yard art available via separate purchase as agreed to between Sellers and Buyer(s)

www.1334CR414.com

Offered at \$2,795,000



WATSON SURVEYING

9501 CAP OF TEX HWY. #303
AUSTIN, TEXAS 78759
PHONE (512) 348-8586

JAC-MUSK

SURVEY MAP OF

3.001 ACRES LOCATED IN THE FEDELE SEEHOLZER SURVEY
NO. 18, ABSTRACT NO. 791, BURNET COUNTY, TEXAS, BEING
PART OF A 43.38 ACRE TRACT CONVEYED TO LARRY MUSKE
BY DEED RECORDED IN VOLUME 677, PAGE 535,
BURNET COUNTY DEED RECORDS

DOROTHY TAYLOR
2.84 ACRES
DOC. 709531

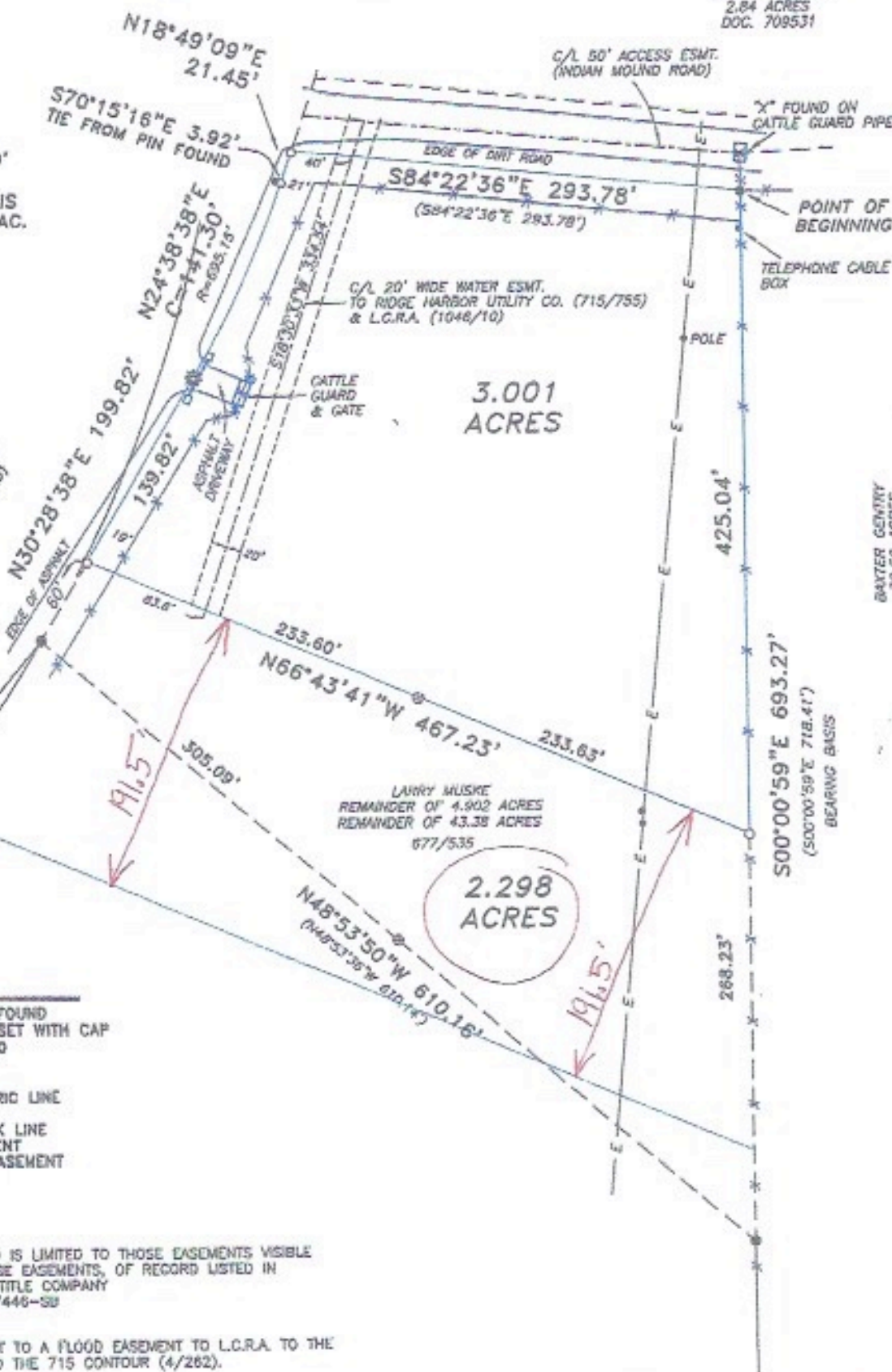
DEED NORTH

SCALE: 1"=100'

BEARING BASIS IS
DEED OF 43.38 AC.

ALL COURSES ARE
RECORD, UNLESS
OTHERWISE NOTED.

COUNTY ROAD 414
(HALESBURG ROAD)



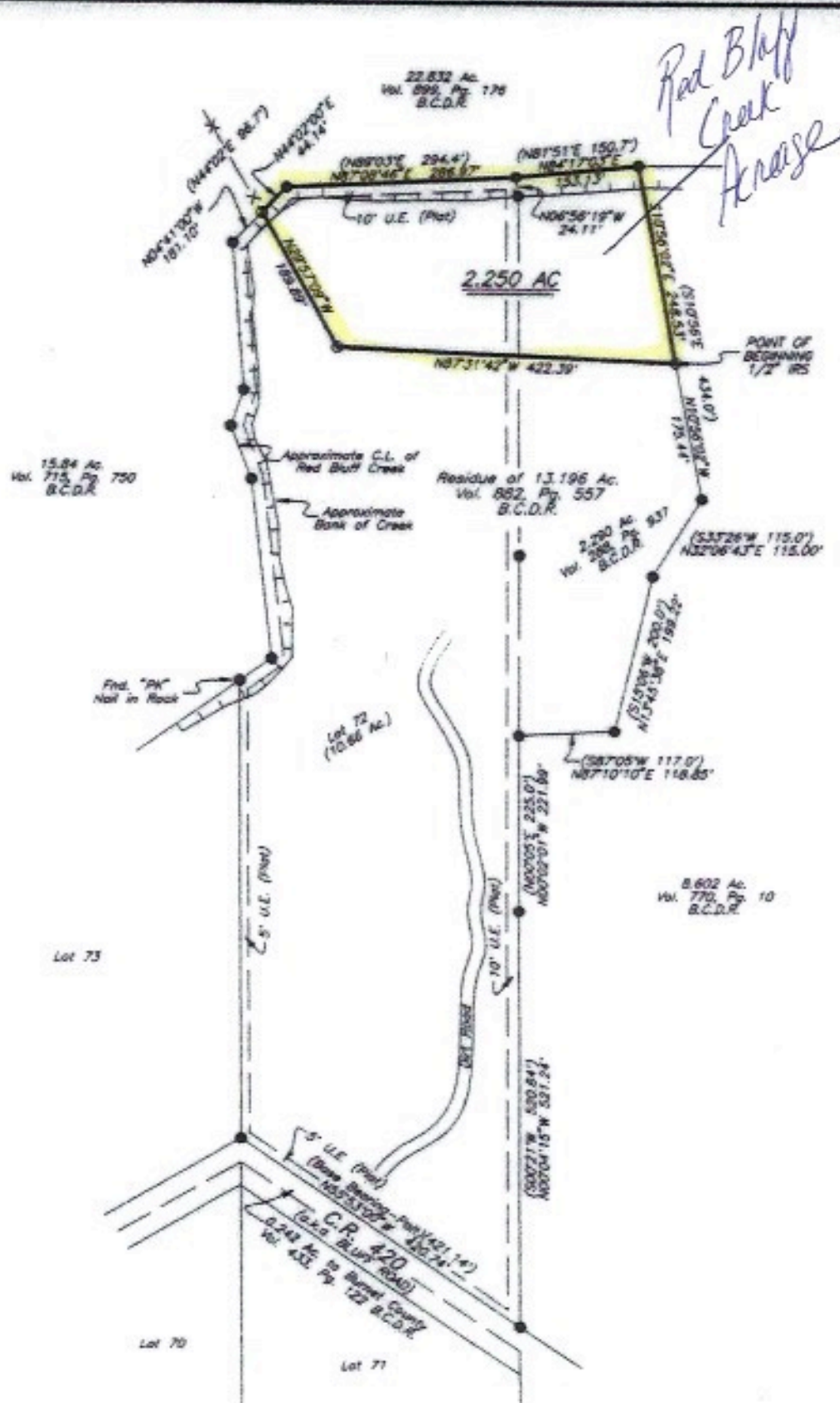
LEGEND

- 1/2" STEEL PIN FOUND
- 1/2" STEEL PIN SET WITH CAP
- STEEL PIPE FOUND
- ⊙ 60d NAIL SET
- ⊙ 1" SPINDLE SET
- OVERHEAD ELECTRIC LINE
- FENCE
- B.L. BUILDING SETBACK LINE
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT

THIS SURVEY REFLECTS AND IS LIMITED TO THOSE EASEMENTS VISIBLE
ON THE GROUND, AND THOSE EASEMENTS, OF RECORD LISTED IN
SCHEDULE "B" OF CAPITAL TITLE COMPANY
COMMITMENT NO. T-13-167446-SU

THIS TRACT IS NOT SUBJECT TO A FLOOD EASEMENT TO L.C.R.A. TO THE
670 CONTOUR (3/9) OR TO THE 715 CONTOUR (4/262).

Restrictive Covenants per Vol. 288, Pg. 937, and Vol. 288, Pg. 940, B.C.D.R.
Easement rights granted to P.E.C. per Vol. 185, Pg. 160, B.C.D.R.



LEGEND

- 1/2" IRON ROD END
 ○ 1/2" IRON ROD SET
 ○ IRON PIPE FOUND
 Δ CALC. CORNER
 —H— WOOD FENCE
 —X— WIRE FENCE
 —C— CHAIN LINK FENCE
 U.E. UTILITY ESM'T.
 D.E. DRAINAGE ESM'T.
 B.L. BUILDING LINE
 ● POWER POLE
 —E— OVERHEAD ELEC. LINE
 —G— DOWN GUY
 (BER.-DIST.) RECORD CALL
 ===== COVERED AREA

2.250 acres of land located in Burnet County, Texas, comprised of a portion of Lot 72, of Shady Creek Ranches, Vol. 2, Pg. 106, B.C.P.R., out of that certain 13.196-acre tract as described in deed recorded in Vol. 882, Pg. 557, B.C.D.R. (See Exhibit "A" for metes and bounds description.)

County Road 420

Spicewood

N/A

Larry Muske

Service Title Co.

14860

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to the Purchaser, the Lender and the Title Company, as identified hereon, that this survey was made on the ground of the property described hereon (and/or in attached metes and bounds description) and is correct and there are no discrepancies, conflicts, over-



Notes to Showing Agents

- The only restriction on the property is: 'NO Commercial' use of the the property. This restriction will be recorded by the Sellers at closing and is consistent with the adjacent tracts to the north and south of the subject property.
- Sellers do not have a Survey of the entire property and are asking Buyer(s) to acquire a Survey at Buyer's expense. Please see the graphic attachment for an overview of the tracts being conveyed. We DO have original plats of the large tract and a Survey of the 2.25 acres in Shady Ranches which can be provided upon request.
- The 2.25 acre portion of the overall conveying acreage is part of Shady Creek Ranches. It is directly to the south-west/central corner of the large tract and provides access to Red Bluff Creek; the creek is seasonal and currently dry. Sellers have not cleared a path to the creek which is somewhat steep, but it is 'walkable' with the right shoes. There is NOT road access to the 2.25 acre tract from within Shady Creek Ranches, those tracts being off CR420.
- Sellers need a minimum 30 day lease back; preferably 45-60, and would like to negotiate a longer term with Buyer(s).
- Title is open with Texas National Title in Lakeway, Robyn Erwin, escrow agent
- We sincerely appreciate your interest and are happy to answer any/all questions and/or provide additional documentation as needed.

Kathie Gabriel | 512-413-5119 | kgabriel@kw.com

Alan Gabriel | 512-879-7638 | agabriel@kw.com

Keller Williams Realty

[TO BE PLACED IN DEED AT CLOSING]

Restrictions ::

1. Residential Use Only

The property will be restricted to residential only and no commercial activity shall be allowed on the property

Grantor, as the fee simple owner of the Property, establishes the Restrictions as covenants, conditions, and restrictions, whether mandatory, prohibitive, permissive, or administrative, to regulate the structural integrity, appearance and uses of the Property and the improvements placed on it. Grantor and Grantee stipulate that (a) the Restrictions touch and concern the Property; (b) privity of estate exists by reason of the ownership of the Property; (c) notice is given by filing this instrument in the real property records of the county in which the Property is situated; and (d) the Restrictions are reasonable, their purposes being for the common benefit of Grantor, Grantee, and the Affected Property Owners, who are affected by the structural integrity, appearance, and uses of the Property. The Restrictions run with the land making up the Property, are binding on Grantee and Grantee's successors and assigns forever, and inure to the benefit of Grantor, Grantee, Affected Property Owners, and their successors and assigns forever.