

## **Tonkawa house ad copy**

The Tonkawa riverfront retreat (The Tonk) is a unique, custom design with natural materials and organic architecture which connects you to the surrounding natural landscape.

### **Overview**

The Tonkawa riverfront retreat is a one-of-a-kind architectural masterwork, named for the Native Americans who inhabited the area for over 5000 years. It is a true objet d'art, evoking an emotional response from all who experience it. This unique, designer home won several national and statewide awards and has been featured in magazines and videos.

"The Tonk" is deliberately unassuming as you approach, slowly revealing its delights and surprises. Surrounded by woods, river and meadows on all sides, no walls could compete with the floor-to-ceiling windows that connect you to the natural landscape and wildlife. The light is constantly changing as it dances across the walls and ceiling. Overlooking the clear, rock bottom Middle Bosque River on ten acres, it is a half-mile from the nearest neighbor, offering peace and tranquility less than 20 minutes from downtown Waco and less than 90 minutes from Dallas or Austin.

This is the perfect home for entertaining or hosting large gatherings. It was recently upgraded to host weddings and special events with additional outdoor living space and RV accommodations. The indoor and outdoor gourmet kitchens with state-of-the-art appliances are in impeccable condition.

You will find no comparable homes between Dallas and Austin. This home has been positively cash-flowed as a premier Airbnb property since June of 2021 with continuous rentals at \$1000 per night and special events at much higher rates. It was recently celebrated as the #1 Airbnb mansion in Texas by a prominent travel website. With numerous luxury upgrades, it is offered ready to occupy at a price near what it would cost to construct today, without the two-year wait it took when originally built. Recent upgrades are designed to offer low maintenance and maximized flexibility to enjoy this space for generations to come.

Central Texas is one of the hottest real estate markets in the nation. The current economy and inflation rates guarantee this home to be an excellent investment for the discerning buyer. This home will be sold fully furnished and ready to go. The average home in this area has sold for well above asking price during the last year, but this is no average home.

Prospective buyers must present a bank letter of credit before touring.

*"Just as the proportions of voices are harmony to the ear, those of measurement are harmony to the eyes" ~ Andrea Palladio*

### **Features**

- 10 secluded, wooded acres with 300 yards of Middle Bosque River frontage
- Single level floors throughout inside of home
- 147 floor-to-ceiling windows, including custom wood Pella crank-open windows
- 6 private porches to enjoy the natural surroundings
- 5-level waterfall moat surrounding home
- 20 foot, custom designed, working waterwheel
- 31 foot, beamed ceiling in Great room
- Raised outdoor living area and patio to easily entertain up to 100+ people
- 1160 sq. ft. 2-car garage with workout area
- Huge stone, wood burning, gas-lit fireplace
- Imported dry-stacked sandstone walls and columns display impeccable artisanal masonry skills throughout
- Easy care, stained concrete floors
- Large gourmet kitchen with generous cabinetry, double sinks, granite and soapstone countertops
- Spacious laundry room with ample storage and utility sink
- New smart home equipment
- 3 separate climate-controlled areas
- Two spacious bedrooms with king beds
- Large climate-controlled closets in each bedroom with built-in shelves
- Handicapped accessible shower
- Steel I-beam construction with 3-foot thick concrete slab
- Long life, insect-proof, solid cedar cladding
- Steel roof is long life and maintenance free
- 360 sq. ft. detached metal storage building
- Slate top custom pool table and shuffleboard table
- Wildlife feeder to attract deer, turkey and other native animals
- Riverside fire pit to enjoy the sights and sounds of nature

## **Appliances**

- All appliances and most furnishings included
- Viking gas convection double oven and stove with 6 burners and griddle
- 500-gallon propane tank, propane-heated hot water with circulating pump for instant hot water anywhere in house
- Large commercial icemaker
- New refrigerator, microwave, trash compactor
- Lighted, stainless steel tub commercial dishwasher
- Full-sized jetted bathtub
- 3 TVs with new Apple TV control, 3D TV and stereo entertainment system
- Bedroom ceiling fans
- Whirlpool washer and dryer
- Programmable, Bluetooth robot vacuum

## Updates

- Outdoor entertainment area (new as of June 2022) with professional kitchen and bar
  - Coyote 700-degree bluetooth control grill/pellet smoker
  - Dual-ring, hi-temp propane burner for boiling, frying
  - Extra-large warming tray for large events
  - 100 can (or 1 keg) sized stainless steel drop-in cooler
  - 2-drawer refrigerator
  - Stainless steel sink
  - Copper-top counters
  - Curved, red oak bar top
- New, programmable, upgradable, Savant smart home controlled by smart phone or ipad for climate, lights, access, entertainment and Apple TV
- In home cell phone booster and dual router access points to extend around home
- Multi-RV or food truck connection on west side of home for special events; has 100 amp service, water, septic drain
- Italian sleeper sofa
- Architectural design completed by original architect for “bunkhouse” expansion
- Completely treated and stained exterior cedar, April 2022
- New epoxy finish to pools, January 2022
- New pumps and motors in on-site septic, March 2022
- New energy efficient white roof membrane installed circa 2016

## Awards

- First place award, ASID (American Society of Interior Designers) for Kitchen Design. Designer Jennifer Burggraff
- First Place, Texas ASID Design Award for New Residence over 3500 sq. ft.
- Award of Merit, ASID bathroom design
- Featured in *The Wacoan Magazine*
- Cover photo feature, *Texas Home and Living Magazine*, February 2009
- State winner, *Trips to Discover*, “Most Incredible Airbnb Mansions in Every State”  
<https://www.tripstodiscover.com/most-incredible-airbnb-mansion-rentals-in-every-state/>
- Airbnb Superhost property given 5-star rating by every guest
- Featured in photo shoots, a music video, and weddings
- “4 beetles” (Marciela’s Story) art award by Baylor artist/professor Greg Lewallen

## Additional information

- Built in 2009, the home took over 2 years to construct
- Architect Stan Love, taught architecture at Baylor University for over 10 years; quote, “Of all the homes I have designed, this one has to be my favorite”
- Built by J. Michael Clark, among the most respected, quality custom builders in Central Texas

- Continuously rented on Airbnb for \$1000 per night, higher rates for special events

#### **Location/fun facts**

- Just outside the city limits of Crawford, Texas
- 2 miles downstream from George W. Bush's "Western White House"
- 1 mile from historic Tonkawa Falls city park and 52 stream bed petroglyphs
- Surrounding area excavated by Baylor University found to be inhabited by Tonkawa Indians over 5000 years ago; artifacts appear everywhere
- 15 minutes to Amtrak Station, SpaceX
- 20 minutes to downtown Waco, Baylor University, Waco Regional Airport
- 15 minutes from Lake Waco, boating marinas
- Less than 90 minutes to Dallas or Austin
- Milky Way visible in dark night sky without light pollution
- Clear, rock bottom, spring fed river and clear, lovely, deep swimming/fishing hole 300 yards downstream
- Over ½ mile from nearest neighbors on either side
- Surrounded by hundreds of acres of woods and pasture on all sides
- During periods of frequent rain, the Middle Bosque is highly sought as a class 2 or 3 kayaking/rafting adventure, traveling about 5 miles downstream to Lake Waco

#### **Airbnb Reviews**

- Terrific and attentive hosts. Remarkable home and location. Would definitely rent again.
- Beautiful home, clean and quiet. Stunning views of the river, we spent the whole time outside enjoying the tranquility and beauty. Just perfect!
- Superb! Everything as described. Spectacular views, lovely accommodations. Hosts super attentive, responsive and attended to every detail. Highly recommend.
- One of the most beautiful places we have visited. So quiet and private. The river is incredible. The hosts have thought of everything. Worth every penny!
- This phenomenal home is an absolute MUST if staying near or in Waco. This home offers magical tranquility with exceptional views from this award winning architectural masterpiece. The quintessential hosts of this piece of paradise on the water. The spacious areas, recreational offerings, huge bedrooms, fabulous kitchen, reflecting ponds.....PERFECTION!! We had everything we needed and more for our visit. Hosts even helped us with a photo shoot on the property. This is our favorite Airbnb property ever!! We didn't want to leave, and neither will you.
- Our family loved "the Tonk" which is exactly as described and even better in person. Wonderful hosts who ensured that our stay was fabulous from start to finish!