

CIRCLE H RANCH

Executive Summary | Special Features & Updates

Subject Property: 3150 Holmes Road, Richmond, TX 77406 – Fort Bend County, Texas

Introduction

Enjoy the luxury ranch lifestyle and versatility of Circle H Ranch! Nestled in the heart of Fort Bend County, Texas, this exquisite estate offers the perfect blend of tranquility and modern convenience, creating an unparalleled living experience for those seeking the epitome of refined country living. Spanning across sprawling 23.13 acres of lush, improved grasses and offering unparalleled ranch life, this stunning residence is a testament to architectural excellence and quality craftsmanship. Approaching the gated entrance, a grand driveway meanders through meticulously landscaped grounds, revealing the awe-inspiring beauty of this estate. Majestic oak trees line the path, providing shade and adding to the natural allure. The grounds are impeccably maintained and showcase the vibrant colors of the Texas countryside.

Location

Situated within close proximity to major roadways, residents of this property can easily access urban amenities, including shopping centers, dining options, and entertainment venues, while still enjoying the peaceful ambiance of a ranch lifestyle.

- FM 359 in Richmond: 1 mile
- Grand Parkway/99 in Richmond: 5 miles
- Hwy 90 in Richmond: 5 miles
- Rosenberg: 8 miles
- Sugar Land: 14 miles
- Katy: 14 miles
- Downtown Houston: 30 miles

Broker's Notes

The property's location is in an **unrestricted** area allowing for flexible land use, providing owners with the freedom to explore various agricultural pursuits, such as cattle ranching, equestrian activities, or even commercial business, thereby maximizing the property's income potential. The transitional nature of the area indicates promising economic growth and positive property values, making this large landholding a sound long-term investment choice for those looking to benefit from both immediate ranching benefits and future appreciation. Property is divisible with frontage and a secondary entry gate along Holmes Road should a Buyer have interest in such division after purchase.

Custom Home: 6,079 Sq. Ft., 4 bedrooms, 3 1/2 bathrooms, 2 car garage with porches

As you step inside the front door, you are greeted by an ambiance of sophistication and thoughtful Hill Country Style custom craftsmanship. The main living area boasts soaring ceilings, custom beams and exquisite stone detailing, setting the tone for the rest of the home. The open concept floor plan effortlessly connects the main living areas, creating a seamless flow ideal for entertaining and everyday living. The large gourmet kitchen is an entertaining dream, featuring top-of-the-line appliances, pristine custom cabinetry, and a center island that invites culinary creativity. The adjacent breakfast nook/dining area offers picturesque views of the lush surroundings, while the study presents featured elements like custom built-ins, cove ceiling lighting, solid Brazilian cherry wood flooring and quiet workspace. The luxurious primary suite is a private oasis, boasting a spacious layout, and a spa-like ensuite bathroom with gorgeous custom stonework and marble counter-tops. Relax and unwind in the deep jacuzzi tub or rejuvenate in the oversized shower. Huge walk-in closets complete this lavish retreat. The remaining bedrooms are equally impressive, each offering generous space and an abundance of natural light. Designed with comfort and privacy in mind, they provide a serene escape for family members and guests alike. This custom home has been extremely well-maintained and offers more than can be put in writing.

- Custom Home Year Built: 2005
- Square Footage: 6,079 (per Fort Bend CAD, Measurements)
 - Main Living: 4,329
 - Porte-cochère: 345
 - Porches: 807
 - Detached Garage: 598
 - TOTAL: 6,079
- Bedrooms: 4: (3) Downstairs & (1) Bedroom/Bonus Room Upstairs
- Full Baths: 3: (2) Downstairs & (1) Upstairs
- Half Baths: 1
- # Car Garage: 2

Notable Custom Home Features

- Large Doors Throughout
- 9-20 ft. Ceilings; Family Room 18-20 ft. Ceiling
- Two Island Kitchen, Granite Counters, Two Sinks; One with Disposal
- All Stainless-Steel Appliances
- Kitchen-Aid 5-Burner Gas Range w/ Down Draft Vent
- Kitchen-Aid 2 Electric Ovens
- Kitchen-Aid Warming Drawer
- Kitchen-Aid Refrigerator and Freezer (48" / Built-In)
- Kitchen-Aid Dishwasher
- Kitchen-Aid Microwave
- Under Cabinet and Over Cabinet – Zenon Lighting in Kitchen
- Huge Walk-In Pantry with Floor to Ceiling Shelves
- Dining Room/Breakfast Room with Bay Windows

- Built-In Desk Area with Cabinets by Dining Room/Kitchen Area
- Study w/ Oak Block Paneling, Built-Ins, Solid Brazilian Cherry Flooring and Cove Lighting
- Family Room with Wood Burning Fireplace and Custom Heat Exchanger (Gas Connection available there & to Patio)
- Large Custom Built-In Entertainment Center (Stained Oak)
- All Bedrooms with Walk-in Closets & Built-In Cabinets
- Primary Bath with Dual Vanity Sinks, Whirlpool Tub, Huge Walk-In Shower with Three Shower Heads, Private Toilet
- Large Hobby Closet with Granite Countertops and Custom Built-Ins
- Utility Room: Granite Countertops, Connections and Space available for Two Upright Refrigerator/Freezers; Gas & Electrical connections available for Washer & Dryer and Large cabinets
- Bedroom / Bonus Room Upstairs with full Bathroom & 2 closets Custom Built-In Entertainment Center (Stained Oak)
- Large Holiday Closet: Upstairs
- Brink's Home Security System
- Intercom System
- Custom Site Built Cabinets throughout house, mostly Oak stained but some painted in Bathrooms and Closets
- Crown Molding Throughout
- Cove Lighting in Primary Bedroom and Study
- Flooring includes: Wood, Tile and Carpet
- Multiple A/C Units: 5, 4, 2 ton units
- 2-Car Garage with Water Softener located in Garage
- 2 Tankless Water Heaters
- Home has never flooded
- Smoke Free Home and No Indoor Pets!

Steel Cattle Barn/ Horse Barn with Pipe Working Pens

The barn boasts 3 sections for mixed use including equipment storage, workspace and covered pipe pens for livestock, horses or personal use. Utilize the many functions of this well-maintained working facility:

- Steel Cattle Barn / Horse Barn with pipe working pens:
 - Barn, Section 1: Main Barn: 40' X 60' (Insulated) <Red Iron>
 - 2 – 10' Ridge Vents
 - 2 – Walk Doors (3' X 7')
 - 3 – Overhead Doors (2 – 12' X 12', 1 w/Opener & 1 – 10' X 10')
 - Barn, Section 2: New Extension: 28' X 60' (Insulated) <Galvanized>
 - 3 – Overhead Doors (2 – 12' X 10', w/Openers, 1- 12'X10' no opener & 1
 - 8' X 10': Framed Door from New Extension to Main Barn)

- Barn, Section 3: 60' X 56' (Lean-To, One Side Closed) <Galvanized>
- Electrical Service: 125-amp, Single Phase with Welding & RV Plugs
- 6 LED Wall Packs
- Full Restroom: Built-In, but Plumbing NOT hooked up in Barn
- All Lighting Upgraded to High Output Fluorescent
- Interior Lighting Upgraded to LED and Fluorescent
- Compressed Air Piped in 40' X 60' Main Area (4 Drops)
- Pipe Working Pens under Cover with Concrete Water Trough and Automatic Waterer (can be used for Livestock/Cattle and/or Horses)

60'X80' Steel Shop [Used as Business], Multi-functional building

Current owners utilize the shop for business purposes, however the building can be useful for many outlets. Consideration for future owners went into the design of the building with ability for extension or adjustments for various uses. Large trucks/trailers and heavy equipment are able to access the shop through the stabilized driveway and ample parking space.

- Steel Insulated Shop (Built 2017) with 6" insulation (Roof & Walls)
- Concrete Slab: 6" Thick with 12" X 24" Perimeter and Interior Beams
- 133 MPH Wind Load
- Galvanized and Gray-Primed Metal Structure
- 3 – Insulated Overhead Doors (2 – 16'X 14', 1 – 16'X16') – Manual Chain Openers
- 2 – Walk-Through Doors (3' X 7')
- 4 – 10' Ridge Vents
- High Output Fluorescent Lighting Indoors
- LED Exterior lighting (3 Wall packs, 2 on north side, 1 on east side & Door Light)
- 2 – Big Ass Overhead Fans
- 16' X 60' Mezzanine at West End of Shop
- Custom Standing Seam Construction on Offices
- LED Lighting in Offices
- Large Office (25' X 18') with Restroom Downstairs, Kitchen Area & Closet
- (2) Offices 12' X 21' Total, Upstairs/Mezzanine
 - Approximately 700 Sq. Ft. Total in Office Space
 - Mitsubishi Mini-Split A/C in each of the 3 Offices
- Additional Restroom in the Shop Area
- Electrical Service: 800-amp, 480 V, 3 Phase

Land: 23.13 acres per CAD

Enjoy this unrestricted sprawling country estate with the Oak tree lined driveway, pastures full of grafted scattered pecan trees and the fully pipe fenced perimeter. The terrain is suitable for

livestock and horses with plentiful grazing space and water troughs. Land is cross-fenced into (2) pastures. The current owner utilizes the pastureland for cattle grazing. Land is ag exempt and surrounded by established neighbors who all own 12+ acres of land.

Land information continued...

- ***Main Pasture***
 - Concrete Water Trough and Automatic Waterer
 - Improved Pasture for Grazing
- ***Small Front Pasture/ Cross-Fenced***
 - Metal Water Trough with Automatic Waterer
 - Improved Pasture for Grazing
- ***Pipe Livestock/Horse Pens***
 - Pipe Pens are Connected to Barn complete with Covered Pen Space and Grass Turn-Out

Exterior Ranch Features

- Stone and Pipe Entrance with Double Gates on Commercial Openers
- Stabilized Rock Driveway
- New Cellular Entry System (Installed 2023)
- Water and Electricity at Gate
- Landscape Lighting (installed May 2023)
- Pipe Fencing: 6,520' approx. (Perimeter of the Property, Around Home, Barn & Shop)
- Fresh Paint: 2023
- Horse and Cattle Friendly
- (16) 30+ Year Old Live Oak Trees
- (28) Grafted Paper Shell Pecan Trees
- (32) Native Pecan Trees, Some 100+ Years Old!
- Fruit Trees: Pear, Apple and Plum
- Numerous Other Native Trees

Property utilizes Water Well

- Water well is established; Drilled in 1997
- 313' Deep / Pressure Cemented
- Submersible Pump (2 HP) (80 GPM)
- Pressure Tank in Barn
- Plumbed to House, Barn, Shop, water troughs and additional spigots positioned around property

Septic System

- Installed July 1997
- Traditional – 4 Bedroom Conventional System:
 - 2 Tanks, Absorption Lines (1500 sq ft)

Schedule Ranch Tour!

Schedule a private appointment to be captivated by the allure of 3150 Holmes Road, a luxury Hill Country Style ranch property that transcends expectations and embodies the essence of refined country living. Immerse yourself in the timeless beauty, impeccable craftsmanship, and modern amenities that define this extraordinary estate. It's time to make your dreams a reality and experience the epitome of luxury in Fort Bend County, Texas!

- **Showings are done by appointment only and strictly require 48-hour prior notice as Sellers conduct business at property**
- **Buyer's Proof of Funds is strictly required prior to scheduling property showing**

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