



49.534+/- ACRES
659 FM 337
MEDINA, TX 78055



MAIN HOUSE FEATURES -

- 3,308+/- SQUARE FEET
- YEAR BUILT 2009+/-
- 3 BEDROOM / 3 BATHROOM
- 2 PRIMARY BEDROOMS WITH WALK-IN CLOSETS, WALK-IN SHOWERS (ONE WITH A STEAM SHOWER), & BATH TUBS
- HAND SCRAPED PECAN/HICKORY WOOD FLOORS
- TRAVERTINE TILE IN BATHROOMS
- 8' FIBERGLASS EXTERIOR DOORS WITH GEL STAIN TO LOOK LIKE WOOD
- 8' KNOTTY ALDER INTERIOR DOORS
- 2X6 CONSTRUCTION THROUGHOUT
- KERF TRIM WINDOWS & DOORS
- ALL DOORS ARE 3' WIDE AND THE ENTIRE HOUSE IS WHEELCHAIR ACCESSIBLE
- INSTANT GAS HOT WATER HEATER WITH A REGENERATION SYSTEM TO REDUCE TIME TO WAIT ON HOT WATER
- WATER SOFTENER FOR ENTIRE HOUSE AND RO WATER UNDER SINK FOR DRINKING & ICE MAKER
- CUSTOM MADE BASEBOARDS THROUGHOUT
- CUSTOM MADE WOOD VALANCES
- LARGE ISLAND IN KITCHEN WITH GAS STOVE, 5 BURNER COOKTOP, & SINK OPEN TO FAMILY ROOM

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MAIN HOUSE FEATURES (CONTINUED)-

- GRANITE COUNTER TOPS IN KITCHEN AND FAMILY ROOM
- 14' CEILINGS IN FAMILY ROOM, 12' IN ONE BEDROOM/BATHROOM, 10' CEILINGS IN ALL OTHER AREAS
- WOOD BEAMS IN ONE BEDROOM
- CUSTOM KNOTTY ALDER CABINETS
- LARGE PANTRY WITH CUSTOM SHELVING
- LARGE LINEN CLOSET
- WALK-IN FLOORED ATTIC ACCESS IN PANTRY
- HAND TEXTURED SHEETROCK THROUGHOUT
- MURPHY BED IN FAMILY ROOM FOR EXTRA GUESTS
- GAS LOG FIREPLACE IN LIVING ROOM
- 2.5 CAR GARAGE WITH EPOXY FLOOR & SHEETROCK/TEXTURE
- GARAGE DOORS EXTERIOR MADE TO LOOK LIKE WOOD
- PORCHES ON THREE SIDES WITH TONGUE AND GROOVE PINE CEILINGS WITH BUILT IN TV/ELECTRIC HOOKUPS
- CEMENT TILE ROOF MADE TO LOOK LIKE CLAY BUT MUCH MORE DURABLE WITH EXTRA TILES AVAILABLE
- AUTOMATED SPRINKLER SYSTEM
- UNDERGROUND ELECTRICAL FEED FROM UTILITY PROVIDER

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COTTAGE #1 "RIVER SONG" FEATURES -

- 1620+/- SQUARE FOOT
- YEAR BUILT UNKNOWN
- 1 BEDROOM
- 1 OFFICE/STUDY
- 1 BATHROOM WITH WALK-IN SHOWER AND SEPARATE WHIRLPOOL TUB
- RECENTLY REMODELED KITCHEN & BATHROOM
- WOOD BURNING FIREPLACE IN LIVING ROOM
- SURROUND SOUND BUILT INTO LIVING ROOM
- ENCLOSED PORCH/SUNROOM WITH A/C UNIT
- COVERED FRONT PORCH
- CARPORT
- SEPARATE WELL
- WATER SOFTENER
- 2 STORAGE BUILDINGS (11'X30'+/- & 12'X12'+/-)
- HIGH FENCED

COTTAGE #2 FEATURES -

- 1224+/- SQUARE FOOT
- YEAR BUILT UNKNOWN
- 2 BEDROOM
- 1 BATHROOM WITH SHOWER/TUB COMBO
- RO WATER FILTER SYSTEM
- LIVESTOCK PEN WITH COVERED STALL

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BARN FEATURES -

- BUILT IN 2012
- 180'X40'+/- TOTALING IN 7,200+/- SQUARE FEET
- SINK WITH HOT & COLD WATER
- 3 PLACES FOR ANIMAL WATER STATIONS
- 5 SEPARATE PENS FOR ANIMALS WITH CATTLE PANELS
- CURVED CHUTE WITH PRIEFERT SQUEEZE CHUTE & PALPATION CAGE
- 136'X8'+/- FRONT COVERED PORCH
- SOLAR PANELS ON TOP OF THE BARN THAT REDUCE ELECTRICITY COST & WHEN EXTRA POWER IS GENERATED IT IS SOLD BACK TO THE GRID
- LARGE BREEZEWAY PERFECT FOR ENTERTAINING OR RELAXING
- 4 BUILT IN SPEAKERS IN WALL OF THE BREEZEWAY
- CEILING FANS & DROP LIGHTS
- 3 - 500 GALLON STORAGE TANKS FOR WATER (FILLED BY GUTTERS FROM BARN ROOF & WELL IN FRONT FIELD)
- WORKSTATION IN BACK WITH EXTRA ELECTRICITY TO RUN AIR COMPRESSORS & OTHER EQUIPMENT
- END OF THE BARN HAS OVERSIZED DOORS IN CASE THE BARN IS TO BE RECONFIGURED TO STORE AN RV OR OTHER LARGE EQUIPMENT

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SHOP FEATURES -

- 1209+/- SQUARE FOOT
- 31'X39'+/- WITH 12'X11' OFFICE INCLUDED
- FINISHED WALL & CEILING - SHEETROCK/HAND TEXTURED
- 3 - 220 AMP PLUGS IN DIFFERENT SPOTS FOR 220 AMP WELDER, SAW, ETC.
- 1/2 BATHROOM
- GAS HEATING
- WOOD FINISHED STAIRS WITH CUSTOM RAILING TO 3,000+/- SQFT FLOORED ATTIC
- 2 LARGE CEDAR WOOD SLIDING BARN DOORS
- 2 EXTERIOR FIBERGLASS DOORS - GEL STAINED TO LOOK LIKE WOOD
- 4 BUILT IN SPEAKERS IN SHOP CEILING
- CANNED LIGHTING & CEILING FANS
- OFFICE SPACE WITH 2 FIBERGLASS DOORS & MINI SPLIT FOR HEATING & COOLING

FEEDROOM/BARN FEATURES -

- WOOD RACK HOLDS WOOD & PVC PIPE
- TOOL ORGANIZER TO HOLD RAKES, SHOVELS, ETC.
- BUILT IN CABINETS FOR STORAGE
- TWO WOOD FRAMED OPENINGS IN TO BARN TO FEED ANIMALS
- LARGE OPEN HIGH CEILINGS

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APARTMENT FEATURES -

- BUILT IN 2012
- HAND SCRAPED PECAN/HICKORY FLOORS
- GRANITE COUNTER TOPS
- ALDER WOOD CABINETS
- TRAVERTINE TILE IN BATHROOM
- WALK-IN SHOWER & SEPARATE TUB
- 10' CEILING THROUGHOUT
- RO WATER SYSTEM UNDER SINK THAT ALSO FEEDS DRINKING WATER IN SHOP BATH
- BACK PORCH SITUATED IN OAK TREES LIKE A TREE HOUSE WITH A VIEW OF THE HILLS, BACK FIELD, AND BOTH PRONGS OF THE MEDINA RIVER
- FRONT PORCH HAS TONGUE AND GROOVE PINE CEILING
- 4 CAR CARPORT ATTACHED AT THE END OF THE BARN BY THE APARTMENT

WATER FEATURES (SUBJECT TO CURRENT EXCEPTIONAL DROUGHT) -

- MAJESTIC CYPRESS TREES LINE BOTH PRONGS OF RIVER
- 1,375+/- FT OF BOTH SIDES OF THE NORTH PRONG
- 700+/- FT OF ONE SIDE OF THE WEST PRONG
- CONFLUENCE OF BOTH PRONGS AT PROPERTY CORNER
- 2 DEEP SWIMMING HOLES WHEN NOT IN DROUGHT (1 ON WEST PRONG, 1 ON NORTH PRONG)

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LAND FEATURES -

- 49.534+/- ACRES
- AGRICULTURAL EXEMPTION
- FRUIT TREE ORCHARD WITH PEACH, APRICOT, PEAR, APPLE, & FIG TREES
- PECAN ORCHARD ACROSS RIVER
- PARTIALLY FENCED WITH SEVERAL CROSS FENCED PADDOCKS FOR CATTLE ROTATION
- 3 PRIVATE WELLS
- 3 SEPTIC SYSTEMS
- WALK-IN FREEZER WITH WIRE SHELVING
- WIND MILL (NOT OPERATING)
- 40'X40'+/- HAY BARN FOR HAY/EQUIPMENT
- PAVILION WITH CEMENT FLOOR ON 13+/- ACS
- **CELL TOWER (SEE DISCLAIMER)**
- **WATER RIGHTS CURRENTLY OWNED ON 13+/- ACS (SEE DISCLAIMER)**

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