



8184 FM 2843

PROPERTY FEATURES

PROPERTY SUMMARY

- 8.726^{+/-} acres with spring-fed pond
- 3,400^{+/-} square-foot main residence
- 4,000^{+/-} square-foot workshop
- 600^{+/-} square-foot studio apartment
- 800^{+/-} square-foot guest quarters
- Insulated garage building for RV & boat storage
- Outdoor living including pool/spa & kitchen
- 5 total bedrooms + 6.5 total bathrooms

THE HOME

3
BEDS

3.5
BATHS

3,400
SQUARE-FEET

2021
BUILT

CONSTRUCTION

- Standing-seam metal roof
- Full limestone exterior
- Custom ceiling beams
- Wood-look tile & epoxy-sealed travertine flooring throughout
- Custom cabinetry & built-ins throughout
- Custom metal Durango doors (exterior) & 8' solid wood interior doors
- Generac generator
- Water softener

KITCHEN

- Premium Kitchen-Aid appliances
 - 6-foot wide refrigerator w/ extra commercial freezer
 - Ice maker
 - Double oven & built-in microwave
 - 6-burner gas cooktop & built-in vent hood
- Granite countertops
- Walk-in pantry

PRIMARY SUITE

- Custom barn door to primary wing w/ private patio access
- Makeup vanity w/ built-in jewelry storage (mirror conveys)
- Walk-in closet w/ over 150 square-feet of cabinetry, drawers, shelves, and hanging space
- Travertine tile wall & walk-in double shower w/ hidden nook
- Integrated bidet toilet seat

GARAGE

- 35-feet of custom cabinets
- Air-conditioned closet
- Metal back insulated garage doors w/ iDrive openers

OUTDOOR LIVING

- Custom saltwater pool w/ beach entry, sprayed pebble tech, and app-controlled waterfalls & LED lighting
- Tiled hot tub under straw palapa
- Full bathroom w/ walk-in shower
- Outdoor kitchen including 2 Bull brand gas grills, sink, and granite/limestone island
- Covered living & dining patio area w/ fireplace
- Shaded patio/flex space under second straw palapa
- Fully enclosed backyard w/ stone wall fence
- Custom doggy door (can be enlarged)

THE BACK BUILDING

1	1	1	3
WORKSHOP	GUEST HOUSE	STUDIO APARTMENT	BATHROOMS

WORKSHOP

- Fully insulated
- 3 roll up doors (16' / 12' / 12')
- Approximately 4,000^{+/-} square-feet consisting of:
 - Open work area w/ overhead access to second story storage
 - Open storage area & kitchenette w/ sink, refrigerator, and closet (ice maker)
 - Large shelved storage closet
 - Full bathroom including shower
- Woodstove heater

STUDIO APARTMENT

- Approximately 600^{+/-} square-feet
- Living room/bedroom w/ kitchenette
- Full bathroom with shower/tub combo
- Walk-in closet

GUEST HOUSE

- Approximately 800^{+/-} square-feet
- Living room & private bedroom w/ walk-in closet
- Full kitchen w/ custom cabinetry & island
- Full bathroom w/ walk-in shower
- Full washer & dryer closet
- Enclosed patio w/ turfing area & doggy door
- Direct access to workshop

THE PROPERTY

8.726	1	2	1
ACRES	RV/BOAT GARAGE	GATES	POND

- Custom metal gate at street w/ automatic opener & power for Christmas lights
- Second gate at west end of property
- Insulated garage building w/ 16'x40' bay for RV storage & 12'x40' bay for boat storage
- Spring-fed pond
- 500+ trees
- 2 underground propane tanks & 1 well