

14+ Acre Texas Horse Farm

PROPERTY OVERVIEW Beautiful 14.2281 acre horse farm in one of the best high-end horse communities in Houston, safeguarded behind a brick and iron private security gate. Property includes Equestrian Center with 8-stall barn, Home with 3 bedrooms, 2-1/2 baths, 7 fenced pastures, mature oak trees and a fully stocked 1.5 acre lake with fishing dock. Perfect place for executive working downtown, but wanting a safe place for kids and horses and wanting to live on a gentleman's ranch with a very easy commute into downtown.

EQUESTRIAN CENTER

8- STALL BARN – 77' X 45'

Concrete block construction with vaulted and peaked steel roof
Roll-up steel door on both ends
Wide (14ø) center aisleway with rubberized skid-resistant flooring
8 stalls with sliding doors with top grillwork, box fans and saddle-blanket rack; window with protective guard and exterior shutters; overhead lighting; wall mounted water bucket, feed tub, and hay rack; eyehooks for cross-ties; stall dividers with top grill; and French drain floor system with limestone underneath treated wood floors, overlaid with rubber mats
Regularly spaced electric outlets and water spigots
Air conditioned Tack Room, (10ø x 12ø) with refrigerator, wall mounted adjustable shelving, window with shutters, and space for desk/office
Air conditioned Utility Room (5ø7ö x 12ø) with space for full sized washer and dryer (included) with built-in shelves above; wall mounted bridle hooks, pegboard and wire shelving
Air conditioned Powder Room with sink, commode and hot water heater
Feed storage room (8øö x 12ø) with double doors that fold flat against the wall
Horse bathing and grooming station with wall mounted hose reel and overhead lighting
Built-in, pegboard-lined storage lockers

OUTDOOR RIDING ARENA – 200' X 100'

Oval fenced paddock with two gates
Grassy turf
Stadium lighting (power lines are underground)

TRAINING AREA

Covered 60ø open-air training pen with vaulted steel beamed roof

Covered hay and equipment storage adjacent to training pen
Wash rack/Washing station on concrete pad with rubber matting and cross-ties
Horse stock on concrete pad with emergency side exits and front and back openings (for easy walk-through)
Outdoor 6-arm hydraulic horse exerciser on concrete pad, with fenced paddock and outdoor lighting
Covered truck/trailer storage area with extended driveway apron for ease in maneuvering trailers

LAKE AND PASTURES

1.5 acre lake fully stocked with mature bass, brim and catfish
Elevated wood-planked fishing pier and dock
Separate water well for lake (maintain constant level)
7 pastures fully fenced and cross-fenced with water pumped to them, mature oak trees, and some with shaded pasture shelters
2 wells with water pumping station

3 BEDROOM ; 2-1/2 BATH HOME

LIVING ROOM – 18' 10" X 14' 1"

Gas log fireplace with 12ö x 12ö tile surround and hearth and carved wood mantel (fireplace can be wood burning)
Coat closet with hanging bar & shelf
Ceiling fan with light
Recessed lighting
Ceiling level wallpaper border
12ö x 12ö tile flooring at entryway
Wood laminate flooring
Pass-thru to the Kitchen
Cased opening to rear hallway
Cased opening to Dining Room

DINING ROOM – 10' 1" X 12' 9"

Ceiling level wallpaper border
Ceiling mounted light fixture

Information such as measurements, square footage and descriptions of materials, fixtures, or other components of the improvements may not be accurate and should not be relied upon, but should be independently verified by Buyer prior to purchase.

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Wood laminate flooring
Cased Opening to Kitchen

KITCHEN – 13' 4" X 11'

Wood cabinets with adjustable shelves
Custom wood base cabinets with pull-out shelving, pull-out baskets, and two corner lazy susan storage units
Laminate counter tops and backsplash
Appliance barn with tambour door
Double stainless steel sinks with single lever Moen fixture and spray attachment
GE 4-burner gas range with self-cleaning oven and bottom broiler
GE dishwasher
Amana refrigerator with top door freezer with ice maker
Island with laminate top and under-counter pull-out shelves
4 ceiling mounted light fixtures
Ceiling fan with light
Wallpaper
8ø x 8ø tile floor
Double-door entry to Utility Room (7ø3ø x 3ø1ø) with full sized Kenmore washer, Kenmore Dryer, and 72 gallon Kenmore Power Miser hot water heater
Cased Opening to Rear Hallway

REAR HALLWAY

Powder room with wallpaper, pedestal sink and 8ø x 8ø tile floor
Hall closet with 5 shelves
Exit door to rear fenced yard with passage to covered truck/trailer storage area

MASTER BEDROOM – 12' 7" X 14'

Two wallpapered accent walls
Ceiling mounted wallpaper border
Ceiling mounted light fixture
Walk-in closet with double and single bars, overhead shelf storage and built-in shelving unit with 5 shelves

Carpet

En suite bath with dual molded sinks with drawers and cabinets below; linen closet with shelf and basket storage; garden tub with window above; privacy alcove for commode with cabinets above; shower with 4ø x 4ø ceramic tile surround and glass door, and 12ø x 12ø tile floor

BEDROOM # 2 – 10' 3" X 12' 1"

Ceiling fan with light
Ceiling mounted attic access stairs
Wall closet with double hanging bars and overhead shelf
Carpet
Shared bath (with Bedroom # 3) with molded sink with cabinets and drawers below; wallpaper; separately enclosed wet area with commode and tub/shower with 4ø x 4ø ceramic tile surround; and 8ø x 8ø tile floor

BEDROOM # 3 – 11' 6" X 10' 3"

Ceiling fan with light
Wall closet with double hanging bars and overhead shelf
Carpet
Shared bath (with Bedroom # 2)

OTHER FEATURES

Gated community with brick and iron security gate
Great building site on the front of the property for custom home
Beautiful asphalt private entry road lined with mature oak trees
All concrete and asphalt driveways
Home has wood-fenced backyard with landscaped grounds, vines trained to a trellis and a large, shady, oak tree with branching canopy

* = Per Seller

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