



3601 FM 4 | CLEBURNE TX

UPGRADES & FEATURES

ENTRANCE

Gated entrance lights up at dusk and off at dawn with high end commercial gate operators. New Pipe Fencing (2023) surrounds the property from front entrance down to the length of the driveway and around the house (*Pipe is all new pipe not recycled pipe.*) Concrete drive and approach to Barn and Main House keeps everything clean. Outside lights, including three mercury security lights on the property also come on at dusk and go off at daylight.

HOME FEATURES

FOYER

Large Signed Horse Art displayed on front entry wall stays with the house. Front doors weigh 850 lbs. and entire front was remodeled, rebuilt and reinforced to accommodate the weight of these doors.

DEN

True wood burning rock fireplace with old fashion kettle hanger in fireplace. Fireplace has a motorized forced air heater. Separate storage cabinet for wood. Separate storage cabinet for coats or a gun safe etc. The fireplace doors/screens (in the master and the den) are custom made from a drawing and are one-of-a-kind.

Two floor plugs in the den floor. Dimmers are on mostly every switch in the house. There is a large storage room in the den with a double dog door to the outside to prevent cold or hot air from entering the house when the dog uses it. The doorknob to the storage room is an original antique. There is also a beautiful stained-glass transom over the storage room door that will light up with the dimmer switch in the storage room when the bar is in use finishing out the total look of the bar. Six theater (all electric multi-position) recliners stay with the property. Brunswick pool table with Brunswick ping pong topper and shuffle board table also stay with the property. Bought new in 2023

KITCHEN

The Kitchen has a reverse osmosis system, although the water has been tested (2x by two different companies) and is excellent drinking water. Disposals in both sinks, a separate Meile steamer / convection oven, as well as a double oven. Counter tops are all quartzite. Cabinets all have pull out drawers that have plugs inside the cabinets to allow for an appliance to stay in the cabinet and be used upon pulling out the drawer without having the appliance sitting on the counter tops. Kitchen also has a roll up cabinet for coffee maker storage. Extra-large built-in refrigerator and freezer. Separate ice maker and two trash compactors. Kitchen has three casement windows to open for fresh air. Extra-large walk-in pantry and large storage drawers under widow seating areas.

LAUNDRY

Oversized laundry room with refrigerator (4 years old) that stays with the property.

BAR

This bar is a one-of-a-kind handmade bar by a wood crafter known as "The Woodsmen" . The bar top & all other areas are made of solid black walnut and oak. **T h e r e i s** no veneer. The shelves are all pull out shelves for easy access and no bending down. (Just like the kitchen cabinets.) Separate large capacity ice maker and a wine & bar refrigerator. In addition, there are drawers hidden in the trim around the top of the bar on the countertop. The four high-end rough-out suede bar stools are included with the property.

OFFICE / BASEMENT

The office has one-of-a-kind handmade cabinetry. Large desk and deer skin chair that stay with the property. Hidden behind a secret door in the bookshelf is access to a basement with a spiral staircase. It would make an excellent wine cellar and can double as a tornado shelter.

GYM

The Gym has hidden cat or small dog door that leads to a closet for cat box or potty pad area so that it is not in the house and is accessed through a closet in the garage. The Gym is complete with equipment set up and gym floor mats also staying with the property.

BEDROOMS / BATHS

The 1st bedroom has two big closets. The shower has a transom allowing for control of how much steam is desirable. Handmade custom vanity and stone vessel sink.

The 2nd bedroom is large with a substantial closet and separate private bathroom; this shower also has a steam transom & handmade custom vanity and stone vessel sink.

The Master Bedroom is oversized with a wood burning rock fireplace, separate lights, with switches by the night stands on both sides, for overhead reading lights.

The Master Bath is separated as a "His & Her" bathrooms with separate closets. "Her" closet measures 6 x 25 feet. **A n d i n a d d i t i o n ,** there is a second closet in "Her" bathroom that measures 5 x 8 foot. The shower floor is also heated in "Her" bathroom. There is a private covered patio outside of the "His" bathroom that acts as an exit for that end of the house.

The home's half bath has a handmade custom vanity, and a stone vessel sink with a slate accent wall. All bathrooms throughout the house have hot and cold-water bidet hoses. All showers in the house have tile ceilings.

INTERIORS

All interior shutters in the house are custom and solid wood and make excellent blackout windows for the bedrooms when closed.

All interior doors are solid core doors. All the raised trim was added and all the staining around all the trim in the house (doors, walls, cabinets & paneling) was done by hand with a small paint brush. All interior doorknobs are black porcelain. True hardwood throughout the house.

Hallway has three places at intervals to turn the hall lights off and on. Hall has a separate light feature that looks like candle fixtures that dem for low lighting at night. Hall also has a solid core pocket door to cancel the noise in the main part of the house from the bedroom areas. Hallway has one casement window to open for fresh air.

GARAGE

Oversized two car garage with concrete side for third car/truck parking. Garage has ice maker, freezer and refrigerator all two years old staying with the property.

ROOF was replaced in 2019

UTILITIES

House has a 3,000-gallon water tank and 500-gallon propane tank both approx. 5 years old. There is also a 22w Generac generator with its own 500-gallon propane tank (5-yr old). Both propane tanks were bought new and we had them buried.

OUTDOOR FEATURES

ARENA

Covered arena; with complete full kitchen / spectator area or party room, with large TV screen and bathroom facility. Flooring is totally waterproof and can be hosed off. Arena has mix-dirt and clay base. Four large ceiling fans and LED lights. Designed for pull through access, it has an added full-length lean-to on the South side. It has 2–30-amp RV plug outlets with water hook ups under the lean to. Built in 2023

BARN

The Horse Barn measures 75 x 90. It has 6 -12 x 12 stalls and a large work area, large tac room (or apartment) with bathroom. Barn floor area, excluding the stalls, is all concrete. Horse stalls have dirt floors, and all have auto waterers and electric outlets for fans. Barn is a pull through, designed to load or unload in any type of weather. Stalls face true South for South breeze in the summer. Opposite side of the barn faces true North for protection for the horses during the winter months. It has 4 - 30-amp RV hook ups with water under the lean-to. The North side has a double lean-to. All lean-tos have road base.

SAUNA

Outside the main home there is a custom infrared medical grade Sauna. This is no ordinary Sauna. It can be heat only, or infrared, or steam. However, it cannot use infrared and steam at the same time, it must use just one or the other. It is also equipped with multi light therapy, very unique to saunas.

FIRE PIT

There is a Fire Pit furnished with rocking chairs and tables that stay with the property. Wooden Furniture on the back patio also stays with the patio.

GREEN HOUSE

The Green House measures 40 x 20. It has 3 ft. raised beds throughout, so no bending. It has evaporative coolers and misting fans and is completely auto irrigated throughout. A separate sprinkler system from the yard is conveniently and economically installed. It has exhaust fans to let the heat out in the summer months. It has a large stainless steel work area with a sink. It has netting all around the inside walls to keep the bugs out. It has a separate place for a chicken coop with a solar automatic door.

PROPANE

There is also a storage room built on to the house just off the back patio specifically built for the outdoor propane patio heaters (6 propane heaters staying with the house, bought in 2023), for use on the patio when the weather is chilly for easy storage during the summer months.

SPRINKLER SYSTEM

Entire yard around entire house and up to the pipe fencing and every flower bed and hanging basket are on a 32-zone automatic sprinkler system.

ORCHARD

Off the back patio there is a fruit orchard producing plums, peaches, apples, & pears. This year will be its fourth season, so harvest should really be good.