

# TEJAS RANCH FEATURES

7/22/2010

Below is a list of the extensive amenities at Tejas Ranch. After the general list of amenities is a list of recent renovations – the seller has spent over \$1 million in improvements within the past 12 months.

## **General – Main House, Approx. 4,000 Sq. Ft.**

Pella wood windows (casement style, aluminum clad)

Upgraded crown and base moulding throughout the entire house (stain grade)

Stain grade Plantation Shutters

Rounded corners and custom texture on dry wall

Exposed wood beams

Solid stain grade wood interior doors

Vaulted ceilings

Wrought iron interior railing on staircase and balcony

Exterior Mosquito Mist System

New outdoor fireplace and entertainment area (on top deck off master bedroom)

## **Kitchen**

Custom-made cabinets

Granite countertops (throughout entire house)

Undermount sink (also throughout entire house)

Tile floors with inlaid natural stone medallions

Appliances – Jenn Aire

Cabinet front dishwasher

Cabinet front double refrigerator w/in-door ice and water

Cabinet front ice maker

Stainless steel four burner commercial grade gas cooktop with griddle

Double stainless oven – top convection oven

Built-in stainless microwave

## **Garden room/enclosed patio**

Double insulated UV glass sliding doors

Natural stone floors (slate) with in-laid murals

Double interior doors

## **Master Bedroom**

Connecting door to garden room/enclosed patio

Vaulted ceilings, exposed beams

Stone see-thru fireplace

**Master Bath**

Granite counter tops  
Natural stone floors w/in-laid granite medallions  
Custom cabinets, furniture style w/built in vanity  
Two undermount sinks  
Double entry doors  
Stone see-thru (into master) fireplace

**Shower**

Seamless glass surround  
Natural stone interior tile walls  
Granite bench and floors  
Granite shelf  
5 head shower (Hansgrohi) fixtures w/3 body jets, 1 handheld unit and 1 fixed unit  
3 volume controls  
1 central temperature control  
Steam generator w/interior and exterior control units  
Jacuzzi Tub 6 jet with power setting and optional air  
Custom toilet  
Vaulted ceilings

**Master closet**

Custom built-in cabinetry  
Hidden, built-in foundation floor safe

**Half Bath**

Custom furniture style cabinetry  
Granite countertops  
Undermount sink  
Custom toilet

**Living room**

Vaulted ceilings and exposed beams  
In wall aquarium (new salt water aquarium)

**Study**

Custom, built-in cabinets  
Woodwork and shelf and upper shelving  
Gun safe  
Double entry doors  
Double exterior doors  
Stone fireplace

**Utility room**

Granite countertops  
Undermount stainless sink  
Custom cabinets  
Entry into aquarium equipment room  
Interior pool control unit

**Garage**

Custom Gladiator Garageworks floors by WhirlPool  
Walls are Gladiator Gridwall System (floor to ceiling)  
Crown moulding, base boards  
Wood exterior garage doors (power w/key pad)  
Built-in garage vacuum

**Guest House – 3,000 Sq. Ft.****(Downstairs)**

Gym & Cardio room  
Weight room with tanning bed (equipment not included)  
All mirrored walls  
Separate A/C zone control  
Cedar ceilings  
Gym mat floors  
Exposed beams

**Shop (Downstairs)**

A/C separate zone control  
Exposed commercial grad ducting  
Gladiator Garage Works Grid Wall & Cabinets  
Cedar ceilings  
Patterned concrete entry  
Wood garage door (power w/key pad)  
Separate utility room  
4-wheeler covered parking area  
Cobblestone floors  
Cedar ceiling  
Exposed beams

**Guest House Upstairs**

Deck is Choice Deck w/stainless screws  
Tongue and groove, pine, wood floors  
Tongue and groove, pine, wood ceilings  
Exposed, massive, fur beams with metal

Brackets and bolts (timber frame construction)  
Claw foot bathtub and Pull chain toilet  
Solid wood custom-made interior doors with antler handles and metal accents  
All interior walls are cedar, stucco, or stone  
Entire building is on A/C zone controls  
Exterior Mosquito Mist System along stairway

### **Pool and Deck Area**

Raised spa  
Natural stone exterior  
Raised 3+ ft  
6 jets  
Center fountain  
2 waterfalls  
Airblower  
Spa side controls  
Negative edge/vanished edge overlooking pond  
Multiple rotating color option  
Care Taker Floor System  
Separate propane tank for heater  
Stone constructed pool equipment room  
Pool side elevated bar with 3 underwater bar stools  
Beach entryway  
Lagoon style diving pool with diving board  
Pebble tech plaster  
Natural rock coping  
Built-in boulders  
Stamped concrete decking  
Exterior shower and foot wash  
Split rail fencing  
Stone retaining walls  
Wrought iron gate  
Established flower beds  
Mosquito Mister System (there are 3 separate systems)  
Retaining wall behind house with huge boulders  
Large waterfall behind house  
Deck behind house  
Split rail fencing around ranch with wrought iron gates  
Dog pen and chicken coop  
Little bridge in woods behind house  
Outdoor lighting  
Underground pipe system and coordinating water features  
Pump system at bridge

### **10 Acres Next To Main House (South of Main House and Guest House)**

1200 sq. ft. maid quarters/office/horse barn  
Metal roof, steel framing with full stone exterior  
3 horse stalls, stove, oven, a/c, office, bathroom  
New Venetian Pavestone flooring in barn common areas.  
Pipe corral, no climb horse fence  
Sprinkler system – heads and lines installed around pond  
Trophy bass bond  
Underwater fish habitat  
Sprinkler heads and line installed around pond  
Deck on pond with treated lumber, stainless screws and bench  
Padsite already built to build your dream home  
Game fence\*  
Improved coastal pasture  
Large tree including oaks, elms, pecans, cottonwood, cypress, etc.  
Additional septic system – used by motorhome and fifth wheel stored at ranch  
2 RV hookups  
Water meter, electric and 2 phone lines already in place  
**\*Note on fencing:** 8 foot steel pipe exterior game fence with solid lock wire around perimeter of property and along border of creek. Cross fencing on 10 acre tracts include “no climb” horse fence and 8 pipe gates.

### **69 Acres Across Sister Grove Creek**

Large steel bridge with floral canopy across creek  
Padsite already built to build your dream home  
Steel frame, stone ranchhand quarters  
Steel frame, stone horse/livestock shed  
Paved road access to CR509 at east side (about ¼ mile to 121)  
Improved coastal pasture  
Large trees including oaks, elms, pecans, cottonwood, cypress, etc.  
1 ton deer feeder  
Exotic game including Axis Deer (Asia), Fallow Deer (Europe), Auodad Rams (Africa), Red Stag (Yugoslavia), Black Buck Antelope (India), Zebra, Wildebeest, Oryx, Elk, and much more.  
Miscellaneous boulders throughout ranch  
Sister Grove Creek Flows through the property year-round. Great fishing (Large Mouth Bass, Small Mouth Bass, Catfish, Bluegill/Perch and a great Sand Bass Run. Also great canoeing directly to Lake Lavon (Tributary From Lake Texoma)

**Renovations completed the past 12 months – over \$1 Million in improvements.**

**Main House**

- All new custom wood floor
- All new stone
- Custom salt water aquarium
- 5 new chandeliers
- Custom master closet / safe room
- New plumbing fixtures
- New stone tile in shower
- Interior paint
- Fountain in garden room
- Custom iron work and 5 fire places
- Two new mantles
- Custom iron work on fish tank and art niches
- Iron work on mantles and gas cocks and hooks for fire set
- Granite in closet
- Mirrors in closet and bathroom
- Additional gladiator garage items
- Phone and electrical upgrades
- Trim upgrades

**Guest House**

- Ceiling over restroom and closet
- Extra trim
- Custom handles and door stops
- Phone and electrical up grades
- Water fountain
- Plumbing upgrades
- Shop floor Gladiator tile
- RO unit installed with 450 gallon salt water aquarium
- Framing upgrades to support fish tank

**Exterior**

- Firepit and stone walk way – north side of main home
- Two new zip lines
- Stair case hand rail
- New bridge over small creek
- Redo small existing bridge over small creek

Stone flower beds at entry and office  
Additional stone boulders in landscaping  
Exterior paint  
Extensive fence improvements  
Hot tub up grades on jets  
Metal gate up grades  
Two cell phone boosters on ranch  
New pump at bridge  
New sod planted  
50 acres of plow, plant, and fertilize  
Plumbing upgrades on exterior water controls for ponds and irrigation  
Redo hen house  
Stone wash outs added to all culverts  
Erosion control add to four spots on sister grove creek  
Retaining wall added to sister grove creek  
Framing upgrades to deck  
Stream w/pump system on north side of house

**Horse barn and Maid Quarters**

Complete interior remodel on living quarters  
Interior paint and stain in stalls  
Water trough with underground pipes  
Exterior flood lights and entry lights  
Interior shop light up grades  
Extra hose bibs run to each stall  
Fence work on coral  
New gravel on drive and RV parking area

All stone on entire ranch was tuck pointed, cleaned, and sealed with 5 year sealer

**Additional Land**

Purchase of 25 additional acres in July, 2009

**Runway, & Lake**

Construction of 2500' runway  
Construction of 12 acre lake