

1934 N. WALNUT SPRINGS ROAD

COMMUNITY AMENITIES

- Clubhouse complex with tennis / pickleball courts, putting green, and BBQ pavilion
- Two distinct pools: full-size lap pool and 'Texas' shaped recreation pool
- Equestrian barn and riding arena
- 4 Shared ranch horses with opportunities for wrangler-led trail rides
- 22 Miles of trails
- Conservation land with protected natural spring-fed pools and streams
- Fishing ponds
- Deer & turkey hunting program
- On-site management and ranch staff
- On-site property services - land clearing, brush haul-off, and more
- Gated entrance

QUALITY

- AGA 48" induction range
- Bosch 800 Series dishwasher
- Custom vent hood with Zephyr insert
- LG wash tower in 'Nature Green'
- Waterworks plumbing fixtures
- DeVOL kitchen light fixtures
- Hardware by Dauby, imported from Belgium
- Lilac marble tile by Artistic Tile
- Studio floor tile by Original Mission Tile
- Benjamin Moore paint
- 'Old Texas' brick pavers
- Novo cast-iron fireplace

CRAFTMANSHIP

- Cypress wood ceilings in main living room
- Cypress wood walls at dressing area
- Solid 3/4" Texas post oak wood flooring
- Custom milled white oak doors and trim
- Custom cabinets with stain-grade solid wood doors
- 'Hill Country' drywall finish
- Painted pine walls in the studio
- Built-in daybed and queen bunk beds
- Fitted pantry with lattice door panels
- Marble countertops
- Quality tile setting with niches and trim
- Native stone dry-stack landscape walls

CONSTRUCTION

- Clay tile roof by Ludowici at main house
- 24 Ga. standing seam metal roof on studio
- Limestone exterior throughout
- Fire-resistant weather barrier system by Carlisle
- Loewen exterior doors and windows
- 2x6 Wall framing w/ 3/4" CDX sheathing
- 21 Seer variable speed heat pump by Carrier
- MERV 11 air filtration and fresh air intake
- 50 Gal. heat pump water heater by AO Smith
- 31,000-Gallon rain collection system
- Conventional gravity-fed septic system
- Roof insulation value approx. R-50
- Frost-proof hose bibs and yard hydrant