



Kimberly Harding Group

8211 Deats Lane in Dickinson, TX

Property Overview

Experience peaceful country living at **8211 Deats Lane in Dickinson**, where privacy, space, and timeless charm come together on approximately **25 breathtaking acres**. Tucked away at the end of a quiet dead-end street behind a Texas-sized **gated entrance**, this secluded property offers the perfect retreat while still being conveniently located between **Houston** and **Galveston**.

Agricultural Tax Exemption on ~24 acres. Significant property tax savings on approximately 24 acres with a current agricultural exemption. Rather than being taxed at full market value, the land is assessed based on its agricultural productivity—such as livestock, bees, hay, or crops—resulting in substantially lower property taxes. This valuable benefit is especially impactful in rapidly growing areas like Galveston County, where land values continue to rise.

The property also features a **one-acre stocked pond with catfish, bass, and perch**, surrounded by abundant wildlife, along with wide-open pastures and mature trees—creating a functional and scenic ranch setting. A fully fenced backyard with covered patio, decking, and hot tub, along with a separate guest house, completes this exceptional **Texas ranch lifestyle**.

At the heart of the property sits a **beautiful plantation-style custom home** designed with classic Southern charm and surrounded by majestic oak trees with peaceful countryside views. The **yard of the main home is fully fenced**, making it ideal for pets or children, and features an inviting **outdoor entertainment area with a covered patio, extensive decking, and a relaxing hot tub**—perfect for gatherings or quiet evenings outdoors.

The **separate guest house is also fully fenced** and offers a bedroom with walk-in closet, full bathroom, living room with built-ins, dining area and full laundry room with washer and dryer hookups. This house also offers its own **large covered front porch and spacious covered back patio**, creating a comfortable and private space for visitors, extended family, ranch-hands or potential rental opportunities.

The property is well-suited for those seeking a true country lifestyle. Enjoy **fresh farm eggs daily with a fully enclosed chicken coop**, and plenty of room for **livestock, gardening, and agricultural projects**, making it perfect for **school 4-H clubs**. Young athletes will love the space to install a **private batting cage with backstop for baseball practice**.

Nature lovers will appreciate the **tranquil pond that attracts an abundance of birds**, creating a wonderful setting for **bird watching and enjoying the natural surroundings**. A **bonus enclosed structure** offers flexible use and could serve as a **protected space for animals or a greenhouse for gardening**.

Additional features include a **70' x 32' barn with two additional 15' lean-to covered areas, wide open pastures, and mature trees** throughout the property—providing endless opportunities for recreation, farming, or simply enjoying the privacy and beauty of country living.

Sustainability and Utilities

One of the standout features is the property's off-the-grid capabilities, making it appealing for environmentally conscious buyers:

- **Water Supply:** Equipped with a 450-foot water well and a holding tank inside the garage for freeze and storm protection.
- **Septic System:** 2 tanks, serviced regularly. An aerobic septic system for efficient waste management.
- **Emergency Power:** An emergency generator powered by propane, providing reliability during outages.

These features contribute to the property's self-sufficiency, reducing reliance on municipal services and potentially lowering utility costs.

Exterior and Outdoor Amenities

The outdoor space is designed for luxury and entertainment, with a range of high-end features:

- **Spa and Elevated Deck:** Includes a separate outdoor oversized hot tub and deck for relaxation.
- **Outdoor Entertainment Area:** Equipped with a large wood decked patio, back covered porch, ceiling fans, and TV outlet, perfect for outdoor dining and gatherings.
- **Pond:** 1-acre stocked pond with adding to the property's scenic and recreational appeal.
- **Fencing and Security:** Completely fenced including a back yard fence at the main house, and fully fenced guest house.
- **Landscaping:** Professional landscaped front and backyard with aerobic sprinkler system in the pasture areas.

These outdoor amenities make the property ideal for hosting events, relaxing, or enjoying nature, with a focus on both aesthetics and functionality.

Full Guest House

Newly remodeled guest home offering a spacious **covered front porch** that spans the length of the home, showcasing serene lake views, along with a **large covered back patio** overlooking the picturesque grounds and barn. Inside, the home features a comfortable **living room with custom built-ins, a dedicated dining area, and a full kitchen complete with refrigerator, dishwasher, and stove**. Additional highlights include a **laundry room** with washer and dryer connections, a bedroom with closet, and a full bathroom—perfect for guests or multi-generational living.

Barn

A spacious **70' x 62' multi-purpose metal pole barn** offers exceptional versatility for country living. Two 15' lean-to covered areas extend the full length of the structure, providing approximately **~4,340 square feet of total covered space**. Designed with a high gable pitch, the barn offers generous overhead clearance for a variety of uses.

Inside, a **fully enclosed 30' x 11' room with finished flooring is ideal for feed, tack, or secure storage**. With ample space for horse stalls, livestock pens, equipment storage, and workshop areas, **this barn is perfectly suited for equestrian activities, hobby farming, or 4-H projects**—making it a highly functional and valuable addition to the property.

Garage and Storage

The property includes a substantial 3-car garage and 3-car carport, offering versatility for vehicle and utility storage. This setup is particularly appealing for car enthusiasts, hobbyists, or those needing extra storage and workspace.

Interior Highlights

The interior is designed with luxury and comfort in mind, featuring:

- **Entrance/Foyer:** Grand, inviting entrance features **hardwood floors with decorative Texas star, dramatic curved staircase**, crown molding and fresh paint.
- **Kitchen:** Recently renovated gourmet kitchen featuring **stunning Quartzite countertops**, a spacious center island with a striking stone accent, and stainless-steel appliances including **double ovens and a 5-burner gas cooktop**. Additional highlights include crown molding, a walk-in pantry, farmhouse sink, and under-cabinet lighting for both style and functionality.
- **Living Area:** Large open-concept family room features a **rustic floor-to-ceiling stone wall with wood burning fireplace** and entertainment cabinet. Fresh paint, **hardwood floors, crown molding, vaulted ceiling** and double doors leading to the backyard entertainment area. The wall-of-windows offer picturesque views of the property.
- **Office:** Downstairs office with high ceilings, **hardwood floors, fresh paint, crown molding**, recessed canned lights and front yard views.
- **Primary Suite:** A beautifully appointed retreat featuring **hardwood floors, fresh paint, large windows, and elegant crown molding**. The recently **renovated primary bath offers a spacious walk-in shower, soaking tub, double vanities, and a linen closet**. The expansive primary closet is thoughtfully designed with a solid wood vanity and **dressing mirror, built-in shelving and storage**, and three windows that fill the space with natural light.
- **Additional Bedrooms:** Each secondary bedroom is thoughtfully designed to capture breathtaking views of the property and offers **direct access to exterior balconies**. Upstairs, Bedroom 2 features an ensuite bath, custom built-in storage, a walk-in closet, and private access to the rear balcony—perfect for enjoying stunning sunset views. **Bedrooms 3 and 4 share a Jack-and-Jill bathroom with separate private vanity areas**, custom storage, and walk-in closets, along with direct access to the front-facing balcony showcasing sweeping, picturesque views.

- **Upstairs Space:** A versatile upstairs retreat featuring a **built-in kitchenette with sink, cabinetry, countertop workspace, and mini refrigerator.** This flexible area offers direct access to a private exterior balcony and a secondary rear staircase for added convenience. Currently used as a game room, it can easily transform into a second living area or media room, homeschool space with dedicated study station, home gym, craft room, additional office, or whatever best fits your lifestyle.
- **Laundry & Mud Room:** The laundry room is equipped with a **sink, folding counter for convenience, an abundance of storage cabinets, additional storage space tucked under the stairs,** and a guest bathroom that leads directly to the back patio and outdoor space. The **mud room conveniently connects the 3-car garage to a 2nd private entrance into the home** and features a seating bench with hanging hooks and storage bins, and an addition storage closet under the 2nd staircase for convenience.

Key Amenities

- **25.550 acres, surveyed January 2026, ~24 acres with current Ag Exemption**
- **Original owners. Plantation-style custom main home with 3-car garage**
- **Gated remote entrance on dead-end street for added privacy**
- **Main house features a 60' covered front porch & 40' back covered patio**
- **Main house features a 23' 2nd level balcony on the front & 40' 2nd level balcony on the back**
- **Hawthorne Architects engineering drawing available**
- **1-acre private pond, stocked with bass, perch, catfish. Concrete culvert drainage for pond over-flow**
- **70' x 62' pole barn with tack room, enclosed catch-pen, storage & two 15' lean-to covered areas**
- **Full guest house with living room, dining area, kitchen, bedroom, bathroom and laundry room**
- **Guest house features 30' front porch, 30' back covered patio & 3-car carport for guest house**

Additional Features

- **75 bell-bottom piers with concrete slab**
- **48kw Generac generator, whole-house; serviced regularly**
- **450-ft water well, city water available at the street**
- **Propane tank, leased; serviced regularly**
- **Aerobic septic system with field sprinklers and 2 septic tanks, serviced regularly**
- **4 AC's, serviced regularly by Alex's Air Conditioning**

Updates and Improvements

- **2024 – New roof installed, Elite Roofing, Windstorm Certified (WPI-8)**
- **2023 – New double-pane windows, Window World (33 total), Windstorm Certified (WPI-8)**
- **2026 – New double ovens in 2026; Frigidaire**
- **2026 – AC ducts replaced**
- **2026 – Fresh interior paint through-out including cabinets, baseboards & trim**
- **2024 – Kitchen Quartzite countertops, cook-top and 3 pennant lights**
- **2024 – Kitchen Dishwasher, garbage disposal and sink**
- **2024 – Two new water heaters installed**
- **2023 – Interior LED lighting, light fixtures, bathroom mirrors and faucets**
- **2023 – Garage door openers, exterior door fixtures and hardware**
- **2023 – Primary bathroom renovation including flooring, vanity, walk-in shower and soaking tub**
- **2023 – Life Proof luxury vinyl plank flooring throughout**
- **2023 – AC thermostat, smoke detectors, interior/exterior ceiling fans**