



# 1480 Cat Spring Rd

A Rural Estate | Cat Spring, Texas

23.6+ Acres | Turn-Key Equestrian & Recreational Property

Prepared for Exclusive Review

# An Investment in Rural Luxury

## Market Valuation

**\$1,620,000**

**Saddlery Leather (#8C5E3C)**

Source: Appraisal File 20260103, Feb 4, 2026

## Land Area

**23.61 Acres**

Sandy soil configuration with  
mature Live Oaks

## Living Area

**~3,549 SF**

Main Residence + Finished  
Attic / Guest Quarters

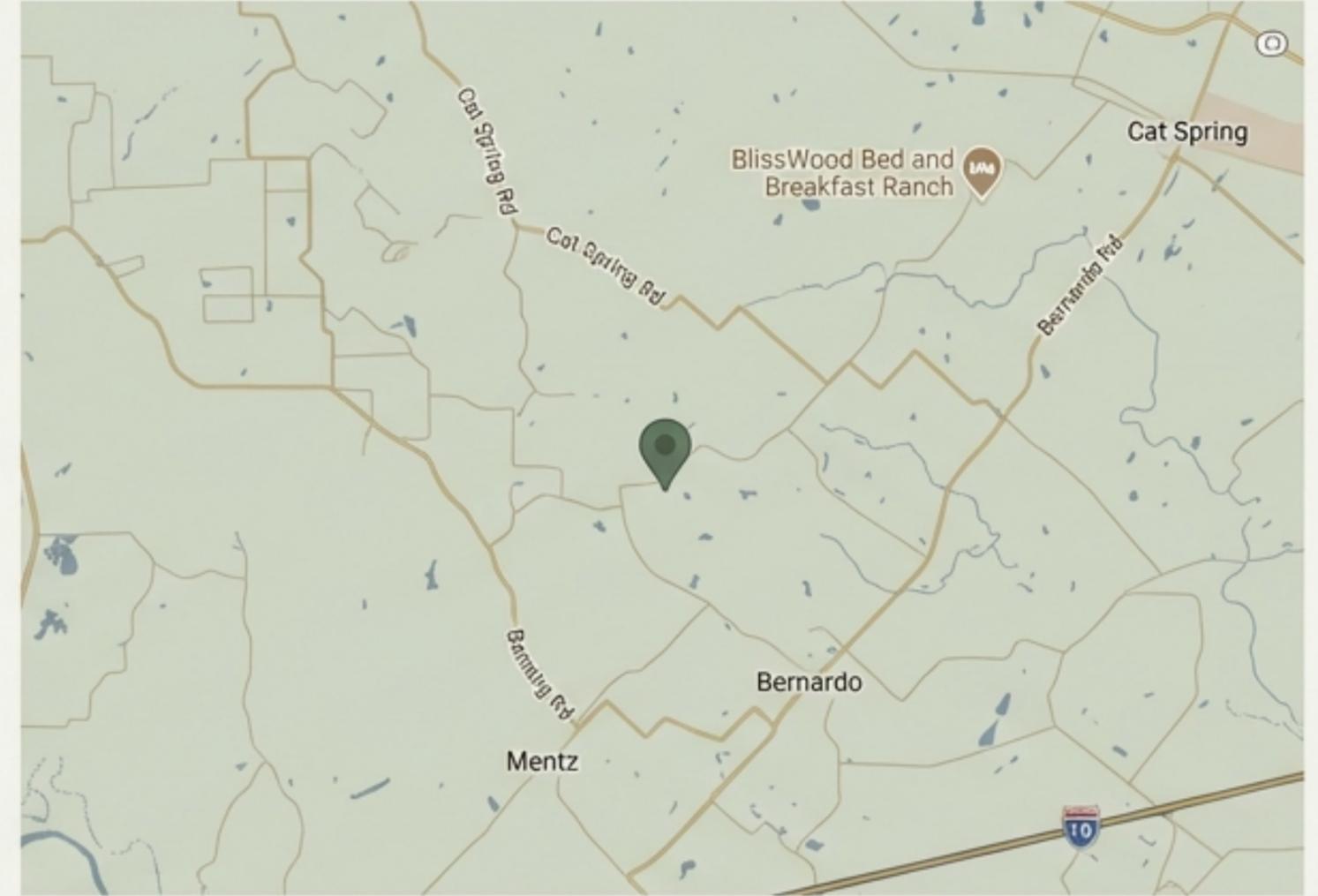
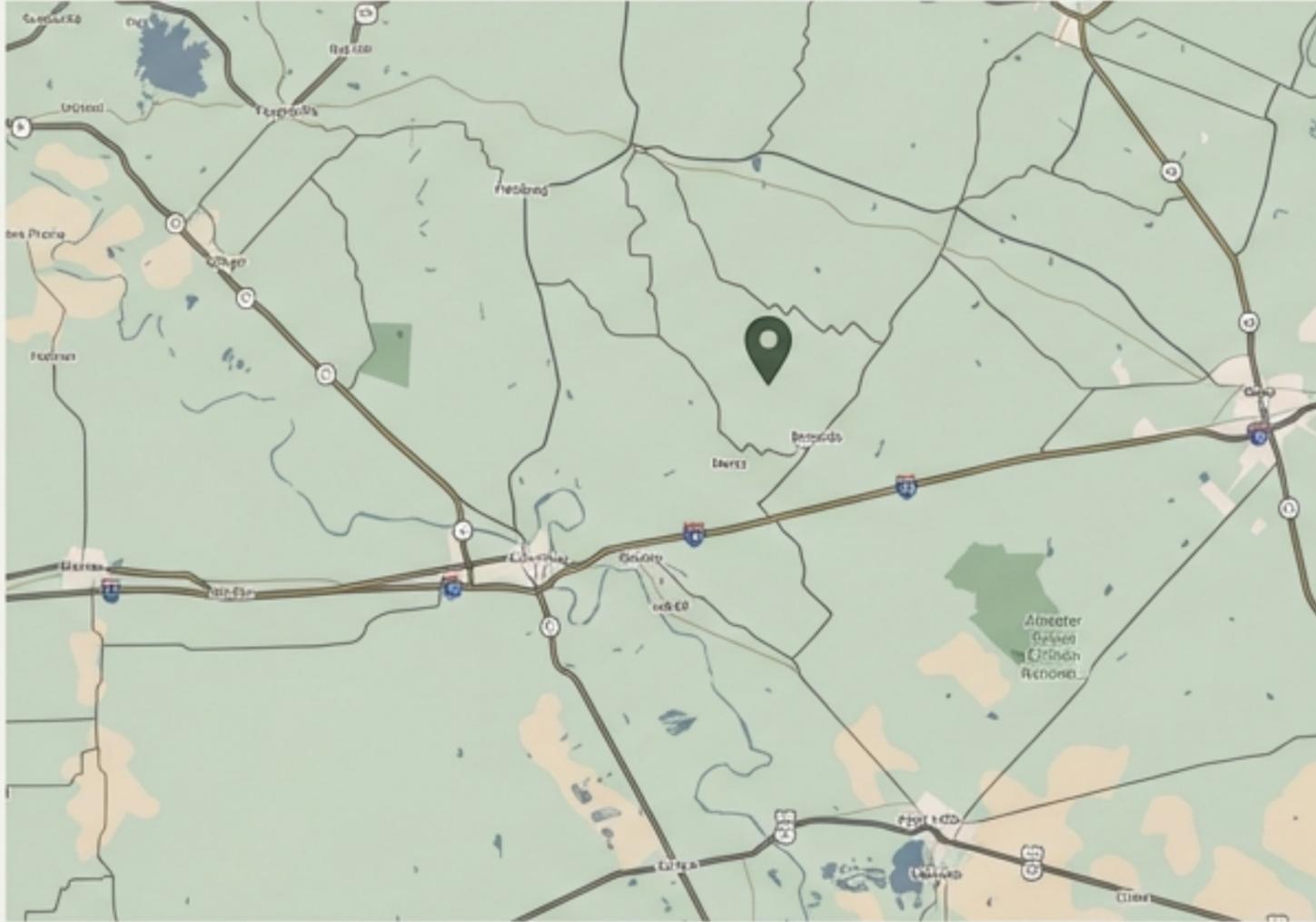
## Structures

- Main House
- Barndominium with Guest Quarters
- In-Ground Pool
- Metal Well House

A meticulously maintained estate combining high-end residential comfort with agricultural utility. Located in Zone X (Non-Flood Hazard).



# Privacy within Reach



## Location

Rural Cat Spring, Colorado County.

## Setting

Situated on a quiet road, ensuring absolute privacy.

## Access

Easy access to I-10 corridor via Bernardo/Mentz area.

## School District

Columbus Independent School District.

# 23.6 Acres of Opportunity



- **Soil Type:** Sandy soil configuration (Premium for cattle/horse safety) |
- **Trees:** Large, mature Live Oaks throughout |
- **Fencing:** Interior yard fully wood-fenced and wired (pet-safe slats) |
- **Access:** Two cattle guards (road and house)

# The Residence: Built for Generations



- **Construction Year:** 2009
- **Exterior:** Durable fiber cement siding with wrap-around porches
- **Roof:** Metal roof (Approx. 16 years old)
- **Foundation:** Concrete slab
- **Feature:** Austin Stone fireplace

# Chef's Kitchen & Dining

## Finishes & Appliances

- Custom wood cabinetry with detailed finish
- Granite/Stone countertops with custom backsplash
- Modern appliance suite
- New Dishwasher (Installed Dec 2025)
- Open concept layout designed for hosting



# The Ultimate Guest Experience



## 2013 Upstairs Remodel

- **Capacity:** Custom bunk room sleeps 8 guests.
- **Amenities:** Second laundry room and kitchenette.
- **Bath:** Specialized bathroom with two showers, toilet, and two urinals.
- **Hidden Feature:** 'Secret Room' for storage or play.
- **Efficiency:** Full foam insulation.



# Outdoor Entertainment



## The Oasis

- In-ground Pool (Installed 2018)
- Fire Pit (Added 2013)
- Expansive covered rear porches
- Contract in place for regular pool maintenance

# Multi-Use Barndominium



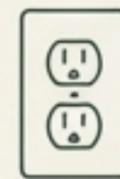
- **Guest Quarters:** Enclosed living space with kitchenette & full bath



- **Upgrades:** Central AC/Heat and PEX piping added (Aug 2017)



- **Utility:** Ample workshop/storage space



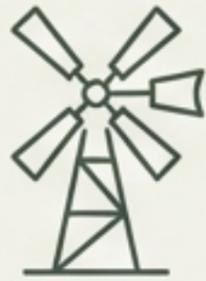
- **RV Ready:** External outlet installed for RV hookup

# A Legacy of Meticulous Care

- **2013:** Upstairs remodel (Bunk room, secret room), Fire pit added.
- **2014:** Master bath renovation (Austin stone, Kohler fixtures).
- **2017:** Barndominium upgrades (Central HVAC & PEX piping).
- **2018:** In-ground Pool installation.
- **2020:** Well house rebuilt (upgraded to metal).
- **2023:** New Washer/Dryer installed.
- **Dec 2025:** New Dishwasher, New Downstairs AC, Full Exterior & Main Living Paint, Downstairs bath update.

Data sourced from Owner Maintenance Records.

# Infrastructure & Utilities

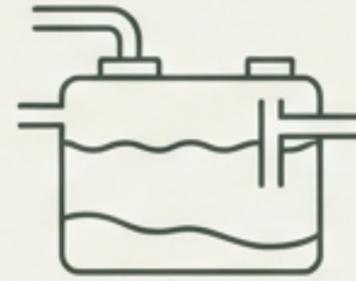


## Water Security

Two wells on site.

Includes a windmill-driven well (Windmill added 2019) for livestock and emergency backup.

Metal well house with foam insulation.



## Waste Systems

Aerobic septic system.

Recently inspected Feb 10, 2026.

Status: No issues found.

Texas Onsite Sewage Facilities - Aerobic Maintenance Inspection Report			
SITE SPECIFIC INFORMATION		Inspector: Clayton Sodby	
Property Owner: Julio & Yoli Floroy	Date: 03/10/26	Time In: 6:30	Time Out: 2:00
Site Address: [Redacted]	Mailing Address: [Redacted]		
County: Austin	Aerobic Cook: [Redacted]	Make: No issues found	
Permit #: ST38	Size: [Redacted]		



## Connectivity & Efficiency

Starlink and Viasat satellite dishes convey.

Full foam insulation in upstairs residence.

# Transparency & Disclosures



## Barndominium Pipe Repair

Past burst pipe during freeze event. Status: Fully repaired with no remaining damage.



## Roof Maintenance

Solar panels removed and sheet metal professionally repaired. Status: Resolved.



## Flood Status

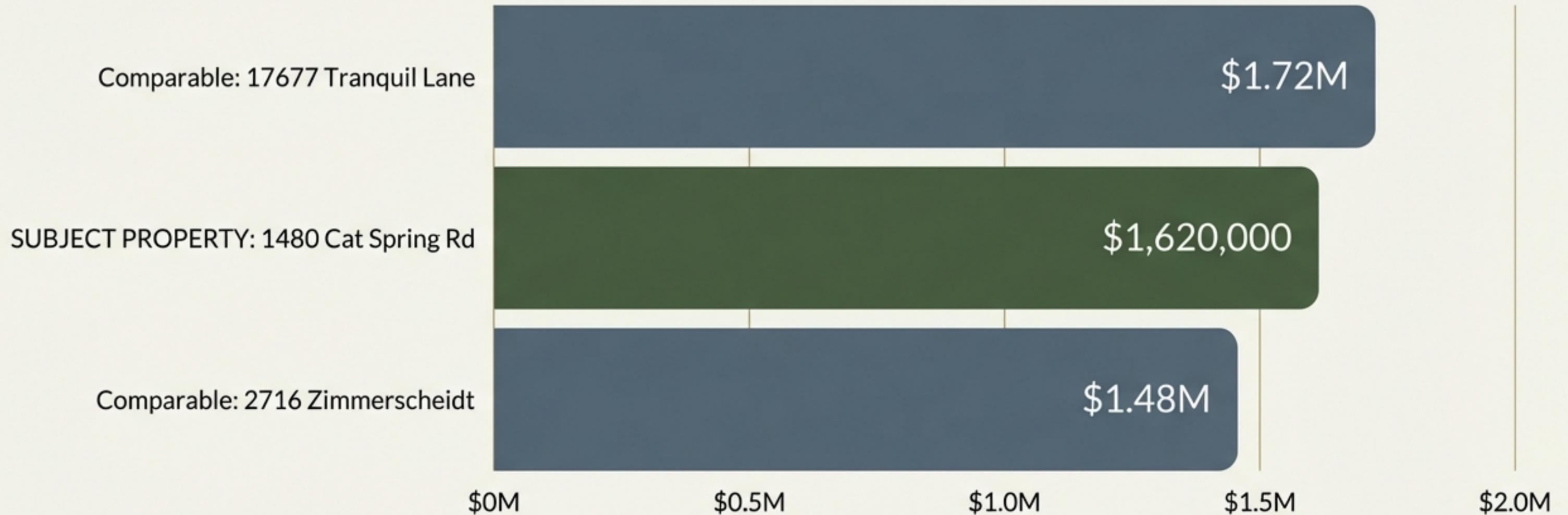
Property is located in Zone X (Area of minimal flood hazard). Not in a 100-year floodplain.



## Ag Exemption

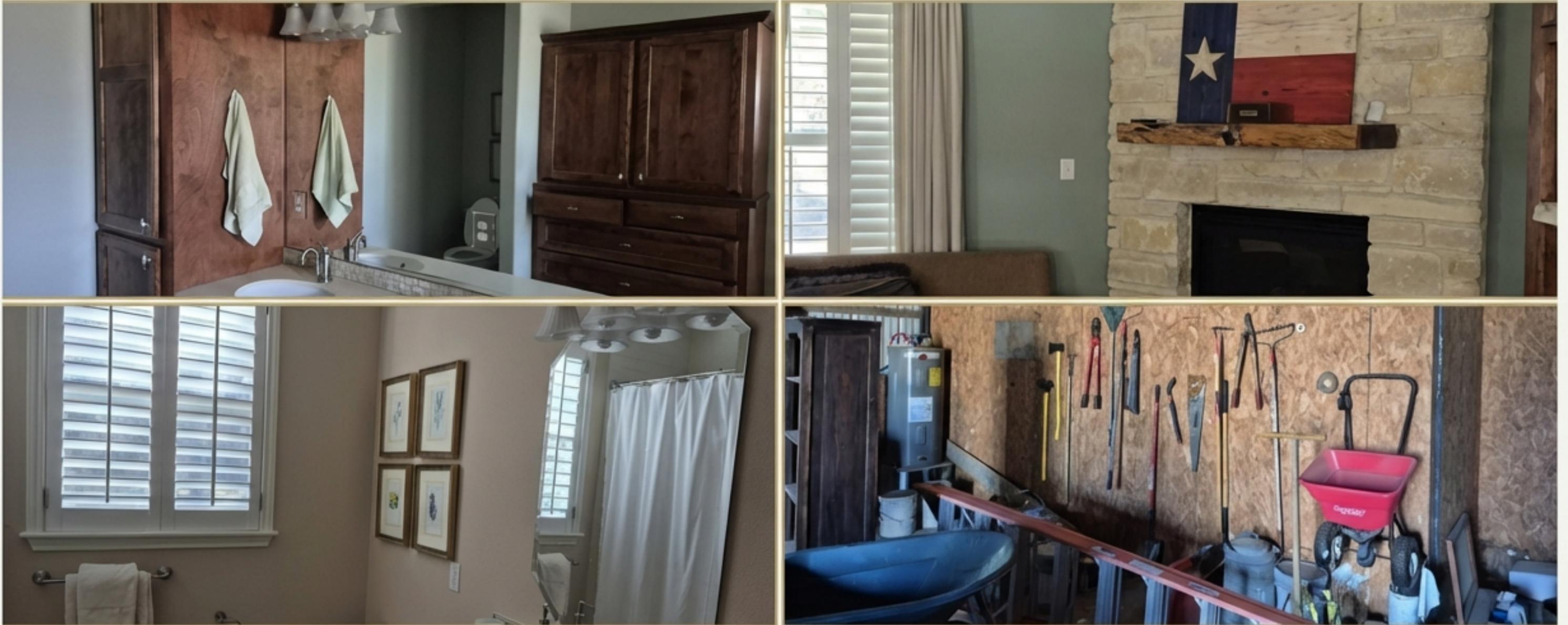
Property currently holds Agricultural exemption (cattle).

# Valuation Analysis (February 2026)



“Market Value is supported by Sales Comparison Approach.” - Appraisal File 20260103

# The Details



From Austin stone fireplaces to custom plantation shutters, every detail reflects quality craftsmanship.

# Playfair Display

## Ready for the Next Chapter

Lato

1480 Cat Spring Rd

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*Data based on Appraisal Report File 20260103 (Feb 2026) and Owner Correspondence. Information deemed reliable but not guaranteed.*