

## **Half Moon Ranch**

1132 & 1134 Big Buck Road,  
Weimar, TX 78962

Nestled within the gated community of Oakridge Ranch, Half Moon Ranch offers an exceptional blend of refined luxury and serene country living. Set on 14.931 ag-exempt acres with a pleasing mix of lush pasture and wooded areas, this remarkable estate showcases a stunning +/- 2915 sq. ft. custom limestone residence built in 2018, thoughtfully designed with 3 bedrooms (one presently being used as a Den), 2.5 bathrooms high end finishes and stunning modern conveniences throughout.

From the grand mahogany entry door to the soaring, beam accented ceilings and impressive floor-to-ceiling limestone fireplace in the living room, every detail exudes craftsmanship and elegance. The gourmet chef's kitchen is a true centerpiece, featuring custom wood cabinetry, leathered granite countertops, a copper workstation sink, premium appliances and a massive walk-in pantry, all seamlessly flowing into light filled living and entertaining spaces including a beautifully appointed sunroom with wet bar and wine storage. The primary suite offers a private setting with a sitting area, beautifully designed bathroom, custom closet and built-ins, while additional bedrooms and flexible living spaces provide the utmost of comfort and versatility.

Complementing the main home is a very gently used 1,680 sq. ft. guest residence built in 2001 with 4 bedrooms and 2 full bathrooms, front and back covered decks and separate water well, septic and electric meter. What a wonderful haven for extended family, guests, or long-term rental income. (No Vacation Rental Permitted)

The property is fully equipped for both lifestyle and function, featuring a 2,520 sq. ft. metal building with part of it used as an insulated workshop which is pre-plumbed for future additional living quarters, a 100-yard shooting range, RV hookup, perimeter and cross fencing and additional older outbuildings. Enhanced by a Generac backup generator and thoughtful infrastructure throughout, this property is as practical as it is beautiful. Whether you're seeking a private retreat, multi-generational living, or a premier recreational ranch, Half Moon Ranch delivers a rare opportunity to own a meticulously improved estate in one of the area's most desirable gated communities. Too many features to add here so come tour this one and see for yourself and see list of some additional features on the next few pages!

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## A Luxurious Country Estate

### Property Highlights

- Main Residence: 2915 Sq. Ft., 2018 Built Custom Limestone Home, 3 Bedroom, 2.5 Baths (per Blueprints). 3<sup>rd</sup> Bedroom Presently Used as a Den
- Guest Home: 1,680 Sq. Ft., Built 2021, 4 Bedroom, 2 Bathrooms
- Acreage: 14.931 Acres with Sprawling Mature Live Oaks
- Workshop: 2,520 Sq. Ft. Pre-Plumbed for Living Quarters
- Outdoor Amenities: Automatic Gate, Ag-Exempt, Perimeter & Cross Fenced, RV Connection, Shooting Range, MLDP Participation (Managed Land Doe Permits)

### Main Home Features

- Mahogany 42" Wide Entry Door
- Two 14 Seer HVAC Units (5 Ton & 2 Ton)
- Generac 22 KW Backup Generator for Main Home and Workshop
- Reinforced Storm Room with Steel Door
- Water Softener (Twin Tank)
- Aquor Outdoor Faucet System at Main Home and Well House
- Tankless On-Demand Water Heater
- Custom 5 Panel Wood Interior Doors
- Custom Plantation Shutters, Blinds and Solar Blinds Throughout
- Minka Aire and Hunter Ceiling Fans
- Custom Lighting
- CAT5 wiring – Prewired to Eaves for Satellite
- Floored Attic Space

### Living Room

- Floor-to-Ceiling Limestone Wood Burning Fireplace with Gas Insert
- Solid Cedar Mantle
- Exposed Beams
- Plantation Shutters

## **Gourmet Chef's Kitchen**

- Custom Wood Cabinetry with Soft Close Features
- Custom Copper Live Edge Workstation Sink with Touchless Faucet
- Custom Leathered "White Ice" Granite Countertops and Tumbled Travertine Backsplash
- Custom Leathered "Absolute Black" Granite Countertop on Island with Undermount Sink
- Max Flow Drinking Water Filtration System
- High End KitchenAid Dual Fuel Range with Pot Filler
- Built-In Fridge & Freezer - 19 Cubic Feet Each
- Pastry Counter with Mixer Lift
- Hidden Under Cabinet Lighting and Outlets
- Walk-in 8' x 6' Pantry

## **Sunroom**

- Flooded with Natural Light
- Custom Solar Blinds
- Limestone Wet Bar
- Dual Zoned Wine Cooler
- Pass-Through Window to Kitchen
- Private HVAC

## **Bedrooms & Baths**

- Primary Bedroom with Sitting Area, Custom Closet with Built-Ins, Plantation Shutters and Extra Soundproofing Insulation
- Primary Bath with Dual Vanities topped with "White Ice" Granite, Lighted Recessed Medicine Cabinets, Curbless Walk-In Tile Shower with 2 Shower Heads and 1 Rainfall Head, Built-In Linen Closet with Dual Hampers
- Second Bedroom – Lots of Natural Light and Large Closet
- 3<sup>rd</sup> Bedroom/Den with Sliding Barn Style Door, Media Closet with Whole Home A/V Access and Extra Soundproofing Insulation
- Guest Bathroom with Curbless Walk-In Tile Shower & Freestanding Granite Vanity
- Half Bath - Conveniently Located off Mud Room

## **Mud and Laundry Room**

- Mud Room with Built-In Desk, Bench Seating, Stainless Steel Utility Sink & Built in Cabinets
- Laundry Room with Floating Shelves, Folding Area, Cleaning Supply Closet, Washer and Dryer Hook ups for Electric and Propane

### **Guest Home – Very Gently Used**

- 1,680 Sq. Ft., 4 Bedroom, 2 Bath, 2001 Built Manufactured Home (28' x 60')
- Covered Front and Back Porches
- Roof Replaced in 2018
- Separate Water Well – Pump and Tank Replaced in 2019
- Separate Septic System & Electric Meter

### **Land & Improvements**

- 14.931 Ag-Exempt Acres with Mix of Pasture and Wooded Areas
- Automatic Wrought Iron Gate
- 2 Water Wells & 2 Septic Systems
- 100 Yard Shooting Range
- 50 Amp RV Hook-Up

### **Workshop & Storage**

- 2,520 SF Insulated Metal Building (1800 Sq. Ft. Enclosed + 720 sq. ft. overhang)
- Pre-plumbed for Living Quarters and Bathroom
- Already Connected to Existing Septic System
- 2 x 14' Roll-Up Doors plus 3 Personal Entry Doors
- 2 Additional Covered Storage Areas

### **Additional Notes**

- Mineral Rights Negotiable
- Leased Propane Tank (\$96/year, includes Maintenance & Repair)
- Generator Monitoring Service Available
- Post Construction Inspection Report Available Upon Request