

Description of Home

Monday, December 23, 2024 10:02 AM

Stunning Mediterranean-Style Home on 2.53 Wooded Acres

Discover your dream home nestled on 2.53 acres of serene wooded forest, just 7 minutes from the Valley Ranch shopping area. This custom-built Mediterranean-inspired stucco and brick masterpiece with Greco Roman columns offers the perfect blend of elegance, luxury, and functionality.

Features at a Glance

Interior Highlights

- **5 Bedrooms:** Includes a private Cabana suite attached to the home, ideal for guests or multi-generational living.
- **4 Baths:** Custom cabinets and high-end finishes in all bathrooms.
- **Sophisticated Flooring:** Italian tile and hardwood floors throughout.
- **Gourmet Kitchen:** A chef's dream with a massive 13-ft island with breakfast area, modern appliances, and custom cabinetry.
- **Living Spaces:** Includes a spacious living room with double sided fireplace, formal dining room, and a cozy library for quiet moments.
- **Home Theater:** A 3-tiered, large theater for ultimate entertainment, built in 7 channel speakers, prewired for entertainment.
- **Convenience:** Laundry room and an attached 2-car covered garage.

Outdoor Oasis

- **Resort-Style Pool:** A Greco-Roman-inspired in-ground pool with 3 waterfalls, encircled by 900 sq. ft. of covered Lanai and a brick wall for privacy.
- **Entertainment Ready:** Enjoy an outdoor grill and bar under a charming Pergola, plus a 300 sq. ft. partially covered back patio. Bar height picnic table that seats 16 located next to the pergola.
- **Garden & Storage:** A raised garden bed for your green thumb and a 6x10 storage shed for tools and equipment. A small vineyard and rock creed divide the pool area with the outdoor pergola.

Family-Friendly Design

- **Fenced Spaces:** Three separate fenced areas spanning an acre, perfect for children and pets.

Other Notes

- Complete exterior painted
- Inside repainted, newly remodeled master bathroom
- Primary bedroom hardwood floor
- Two water heaters, 3 AC/heating units, one dedicated to the primary suite
- Ceiling fans in bedrooms and library
- 8' Pool table including equipment can be left for new owners
- Natural forest surrounding the property with 1/4 acre meadow in back.

With unparalleled craftsmanship and thoughtful design, this home offers a rare combination of luxury and convenience in a peaceful, wooded setting. Whether you're hosting grand gatherings, enjoying quiet evenings by the pool, or exploring nearby shopping and dining, this property has it all. Dual purpose, room to raise a family and entertain your guests.

Schedule your tour today to experience this one-of-a-kind Mediterranean retreat!

Features

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- Custom Mediterranean style stucco and brick home with white columns
- Italian tile and hardwood floors
- 5 bedrooms, one bedroom is in a Cabana attached to the home
- 4 full baths
- Gourmet kitchen with 13 ft island and breakfast bar, modern appliances
- Custom cabinets in kitchen & all bathrooms
- Living room
- Dining room
- Library (pool table can be included)
- Double-sided fireplace (gas logs not included)
- 3 Tiered large home theater with 7 channel surround sound speakers
- Laundry room
- 2 car garage attached, covered
- 900 sq ft of covered Lanai surrounding a Greco-Roman style in ground pool with brick wall enclosure and 3 waterfalls, Pool closet on Lanai
- 300 sq ft partially covered back patio
- Outdoor grill & bar with Pergola and 18 ft bar height picnic table
- 6x10 storage shed
- Raised garden bed in back yard
- Small vineyard next to a rock creek and bridge with Black Spanish & Cabernet Franc grapes, blackberries
- 3 fenced in areas with 4 gates encompassing approximately an acre for pets & children
- Situated on 2.53 acres of wooded forest
- 7 minutes from Valley Ranch shopping area
- 3 AC/Furnace units
- 2 water heaters (one dedicated to kitchen and primary bathroom)
- Aerobic septic system
- 500 gallon propane tank
- Wrought iron entry gate, gate from pool and surrounding AC units and pool equipment
- New insulation in attic and exclusion service performed on brick weepholes.
- New exterior paint and concrete stain
- 80% of interior of home recently repainted.
- Solid mahogany double entry doors
- 3 sets of French doors to back porch area
- Ceiling fans in all bedrooms, library and primary bathroom
- Wired security system
- AT&T High Speed Fiberoptic Installed
- Direct TV Satellite service
- Spacious attic for storage

Owner Notes About Property

Monday, March 3, 2025 8:35 AM

PROPERTY NOTES

- Property is 2.53 acres.
 - The sides of the property in the front extend from power pole to power pole.
 - On the left side, the property line is located about 45 feet past the fence near the pergola.
 - On the right side, the property line is located about 25 feet from the neighbor's driveway.
 - In the back, the property extends through the trees and across the meadow of the pipeline to the tree line.
- Owners are allowed to have one horse per acre if desired.
- The property received 50 inches of rain in 48 hours during Hurricane Harvey with no residential flooding, the forest is designed to hold water and drain it towards the ditch in the street.
- There are some remnants of downed trees on the right side of the property from the last hurricane, they have been cut, but not burned or hauled away. During most storms, we do not lose trees because of the strength in numbers rule.

WILDLIFE

- Deer
- Squirrels
- Raccoons
- Barred Owls
- Hawks
- Variety of Birds (Finch, Bluejay, Redbirds, Cardinals, Humming Birds, Robins, etc.)

Signed by:

Robert M O'Brien

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Signed by:

Karen L O'Brien

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