

Premier Estate Features | 4207 FM 1456

A Private Texas Retreat with Exceptional Amenities

Set on 25.8 scenic acres, this private Texas estate blends refined comfort, resort-style amenities, and exceptional versatility. From the beautifully appointed residence and pool house and additional guest suite to the expansive outdoor living areas, barns, and infrastructure, every detail is designed for effortless enjoyment and entertainment.

Main Residence

- **Residence:** Four bedrooms, including a separate room ideal for private study, office, or flexible living space, with custom-coated concrete flooring throughout. The Pool House Guest Suite provides an additional bedroom and bath.
- **Primary Suite:** Spacious and well-appointed with two oversized walk-in closets, built-in shelving, dual vanities, an expansive shower, a separate Jacuzzi tub, and two Rheem tankless water heaters.
- **Chef's Kitchen:** Viking six-burner range, two new convection ovens, two refrigerators, built-in island fryer, custom soft-close cabinetry, under-cabinet and upper-cabinet lighting, pull-out storage, a dry bar, and an extra-large walk-in pantry.
- **Utility Room:** Well-appointed with generous built-in cabinetry, a utility sink, and included washer and dryer.
- **Great Room:** Open-concept living with a "Big Ass" fan, recessed lighting, surround sound, window coverings, a dedicated IT room, and a TV and speaker system that convey with the home.

Pool House & Resort-Style Outdoor Living

- **Pool House Kitchen:** Entertaining space with a glass roll-up door to the pool and spa terrace, two French doors, TV, grill, Bose speakers, margarita machine, custom stone island from Marble Falls, Texas, and a 200-amp panel.
- **Guest Suite:** Spacious bedroom and bath overlooking the rear of the property, with its own Rheem tankless water heater, remote-controlled "Big Ass" fan, two mini-split systems, and included furniture and TV.
- **Outdoor Living:** Oversized decking surrounds the pool and hot tub, creating a resort-style setting for sunset views, entertaining, and evenings by the fire pit. Patio furniture and cushions are included. The pool and patio were resurfaced in 2020, and the pool offers chiller and heater functions for both the pool and spa. An outdoor shower is located off the pool house, and the remote for pool lights and added functions is stored there.

Barns, Storage & Workshop Space

- **Main Barn:** Oversized multi-purpose barn with a separate RV bay, two remote overhead doors for pull-through access, overhead pull-down electrical cords, epoxy flooring, built-in cabinetry, a car lift, two additional remote overhead doors, two dual sliding doors, four pull-down extension cords, decked overhead storage, refrigerator and freezer included, and a 200-amp panel.
- **Secondary Barn:** 85' x 100' Includes three dual sliding doors (Twin 12'x12'), a "Big Ass" fan, zero-turn mower, shelving, and a 200-amp panel.

Property Infrastructure & Grounds

- Private water well with water softener.
- Two propane tanks: one 1,000-gallon above-ground tank and one 500-gallon buried tank.
- Whole-house Kohler generator for added peace of mind.
- Four Rheem tankless water heaters.
- Three 200-amp electrical panels supporting the property's extensive improvements.
- 25.8 scenic acres with a private pond.

With its rare combination of privacy, luxury amenities, and versatile improvements, this exceptional property offers an elevated Texas estate lifestyle designed for comfort, recreation, and entertainment.