

10 Acre Classy Country Estate in Horseshoe Bay Resort

One-Story Main House, Stables w/Guest Quarters, Office Bldg./Guest House
114 The Hills Road, Horseshoe Bay, Llano County, Texas (Outside City Limits)

FENCED - ENTRY GATE - GORGEOUS HILLTOP VIEWS

MAIN HOUSE: 3 Bedroom - 3 Bath - 2 Car Garage - 1 Story

Approximately 3,683 square feet - Year Built Approximately: 1998

New composition roof in 2009 (40 Year Warranty)

Renovations, additions and improvements in 2011

Concrete Slab Foundation - Stucco Exterior - Composition Tile Roof

Central Heat and A/C with two systems - City water - Septic System

Double Insulated Windows and Solar Screens

Central Water Softener - Monitored Alarm System

Ceramic tile floors except Master and Second Bedroom which are carpeted

Solid Core, raised panel, wood doors with lever style handles

Levitron Switches and Outlets - Ceiling Fans throughout

Living Room and Entry Foyer have 20' high, stepped ceiling. All other rooms have 9' ceilings. Crown Molding throughout.

Wood burning Earth Stove in Living Room w/ custom copper heat shield

Custom Built-in Entertainment Center in Living Room

Wired for television in living room, breakfast room/kitchen, game room, master bedroom, master bathroom and pool deck.

Kitchen has Jen-aire island cooktop, built-in microwave, single oven, instant hot water tap, granite counters, custom cabinets.

Master Bathroom has large Jacuzzi tub and walk-in shower, large walk-in closet, custom high vanity with tile countertop

Guest Bathrooms have fiberglass integrated, maintenance friendly shower/tubs

OUTDOORS:

New landscaping in front including unique custom Rainfall Fountain water feature

Two irrigation systems covering approximately 1 acre - Low voltage landscape lighting all around

In-ground, custom, Heated Swimming Pool and Hot Tub with Remote Controlled equipment (gas heater)(propane tank)

Large concrete pool deck/patio partially under roof and two areas covered with cedar patio covers

Pool deck access from Living Room, Kitchen, Master Bedroom and 3rd Bathroom

One area under roof has remote controlled solar awning, ceiling fan, rope lighting and TV.

Outdoor Kitchen has tile countertop on stucco base with built-in BBQ, Refrigerator, space for Ice Maker, Sink, hose reel, storage for pool chemicals and low voltage pendulum lighting over counters.



STABLES w/GUEST QUARTERS: 1 Bedroom - 1 Bath - 2 Car Garage - 2 Horse Stalls

Upstairs apartment is one room with a full bath and private balcony. It has a separate central A/C unit which was replaced in 2011. Downstairs there are 2 one-car garages on each end and 2 horse stalls in the center with a garage door entry to a concrete ramp leading down to the back pastures.

Approximately 1,536 square feet - Concrete Slab - Wood Frame - Masonite Wood Siding - Composition Roof (new in 2009)

Double Insulated Windows - Security bars on downstairs windows - Apartment has Pergo hardwood floor

Central Heating & Air Conditioning (1 new unit for upstairs, 1 unit for downstairs)

Automatic Little Giant water feeders in each stall - 4' wide stairway (underneath stairs provides storage for 40 bales of hay)

3/4" tongue & groove oak lined walls in both stalls, metal sliding doors with built in feeders - Agra fan and automatic fly control

Special honeycomb stall floor filled with granite gravel and treated with Stal Fresh -Thick rubber floor padding in grooming area

Hot & Cold hose bib for for bathing horses - Utility Sink, water heater and built-in workbench in one garage

OFFICE/GUEST HOUSE: One Room 24' X 40'

Approximately 980 square feet - Concrete Slab - Wood Frame - Masonite Wood Siding - Composition Roof (new in 2009)

Double Insulated Windows - Central Heating & Air Conditioning (new in 2009) - Carpeted floor

Hughes Net DirectWay Satellite Internet System installed - Wired for 12 station telephone system (PBX equipment included)

4 Ceiling Fans w/remote controls - Framed for doorway to accommodate expansion to the rear - Sliding glass doors on back

SELLING PRICE: \$985,000.00

For more Information and Photos go to: www.114TheHills.info