

Description of 254 Ranch House Road

Overview

Gated community of Creekwood

Mickey Thompson designed home to capture the Hill Country Views.

3BR/2.5BA/2CAR Main house built in 2009 (3,861 sqft), and 2BR/2BA/2CAR Guest built in 1996 and completely renovated in 2011(1,322 sqft). Complete landscaping using native and drought resistant plants and stone paths from the property, barn with electric and corral.

Large greenhouse adjoining backyard with electric and water. Lighted stone walkway to lookout into Creekwood Valley. Infinity swimming pool with spa and fire pit, custom path on Rim of property leading into canyon with fire pit and picnic area.

Property

70 acres with stunning Hill Country views, completely fenced, western edge game-fenced Agricultural Exemption – participation in Wildlife Management Cooperative with Creekwood Ranches, management plan on file with Kerr County. One electric gate, one utility gate, barn with corral, Trinity water well, rainwater harvest system, 30,000 gallons, paved driveway resurfaced 2013 and private dumpster with bi-weekly service.

Main House

Custom designed and built in 2009, Square Feet: 3,861, Slab foundation, rock and stucco with metal roof, electric and propane, HVAC, 3 gas fireplaces, that can be converted to wood burning. Split level with 12 foot ceilings throughout. Flooring: slate, hardwood, tile, carpet, kitchen has granite and travertine countertops, six-burner gas cooktop w/griddle, double electric ovens, walk-in pantry, numerous additional built-in shelving for displays, breakfast room with fireplace.

Three bedrooms, Master Suite on main floor, 2 full baths, one half bath, office with built-in desk and bookcases, front entry with 3 built-in, glass-fronted china cabinets, magnificent 30 ft. trussed-beam ceiling, pass-through to kitchen with custom-designed stained glass transom. Living Room w/ built-in bookcases, additional shelving, fireplace, grid-beamed ceiling, custom-designed and installed AV system. Master Bedroom Suite on ground floor with fireplace, large master bath with tub and shower, 2 vanities, large master closet and utility combination with Washer/Dryer and built in shelves and drawers, carpet, 2 car garage plus golf cart garage attached, shelving. Multiple covered patios and covered balconies on all sides of the house allow for enjoyment of the outdoors in every season and weather condition

Outdoor electric shades and interior window tint provide sun protection for art and fine furniture without obscuring the view. One acre fenced back yard with low-maintenance native landscaping and flower beds. Attractive water feature surrounded by grove of healthy live oak trees and native plant and rock landscaping attracts song birds, hummingbirds and bull frogs.

Infinity pool in fenced front yard provides one of the best views in our section of the Hill Country, spa, fire pit, Whole house sound system, interior and exterior. Lutron Lighting system controls the lights indoors and out with programmable settings and can be accessed and controlled remotely with mobile app and outdoor kitchen with grill, sink, refrigerator and arbor.

Cabin/Guest House

Built approx. 1994, renovated in 2001 and 2011

Approx. 1,322 square feet, 2 story, slab foundation, rock/ siding, metal roof, two full baths, one, Jacuzzi tub , HVAC, wood burning stove, kitchen , wall of built in bookcases, washer/dryer.

Carport with utility garage for lawn equipment, covered deck on second floor and covered porch on ground floor, one acre fenced yard with crushed granite path to main house.

Greenhouse

15 ft x 22 ft, adjacent to Main House backyard, metal roof, rock and cedar exterior, sliding glass doors, light from side windows and partial translucent roof materials, 3 built-in tables with water-friendly surfaces for potting and overwintering plants. Deep shop sink, retractable overhead hose reel for watering, two exhaust fans, heat pump, electricity and water.

Barn

Electricity and water, two covered areas, storage closets, and easy access corral

RAINWATER HARVESTING

Rainwater is harvested from the roofs of the cabin, the main house and the greenhouse into the 30,000 gallon tank. Rainwater is purified by a UV light and filter system in the well house and is safe to drink and use for cooking, is great for plants as well. When we switch to rainwater, it services the main house, inside and out, and the greenhouse. The cabin and the pool are always served by the well.

WILDLIFE

Whitetail and axis, turkey on property. Blackbuck in area. An avid hunter would find many like-minded enthusiasts in this neighborhood. This property is ready-made for developing relationships on that basis – and many others!

INFORMATION ABOUT CREEKWOOD

CREEKWOOD WILDLIFE MANAGEMENT COOPERATIVE

The Creekwood II Landowners Association and Creekwood Wildlife Management Cooperative are two entirely separate entities. Membership in the LOA is mandatory, inclusion in the wildlife management co-op is totally voluntary but very desirable from a county-tax standpoint.

This acreage currently has a Wildlife Management Plan on file with the county and has been approved. We stipulated that we would work with the wildlife management manager (Rod Marberger has served in that capacity for several years.) and use his annual census data and follow his recommendations for harvesting whitetail. Additionally, we agreed to provide food and water for native animals, to provide natural areas for nesting songbirds, to remove some brushy areas, to remove varmints such as porcupines, feral pigs and raccoons. This group is loosely managed by a Creekwood resident and each participant chips in \$150 a year for Mr. Marberger's services.

CREEKWOOD II LANDOWNERS ASSOCIATION

The gated subdivision of Creekwood Ranches is divided into Creekwood I and Creekwood II. Creekwood I LOA covers the properties that access Creekwood Road only and are generally smaller acreage amounts. The Creekwood II LOA covers our property and all the others that have access to Ranch House Road, Ranch House Loop, and Twin Peaks Road. These ranches are larger acreage amounts, from roughly 50 acres to over 300 acres.

The Creekwood II Landowners Association has an active board that oversees the use of our collected dues, \$15 per acre for each property owner within the CWIILOA. These dues are used to maintain the paved roads within our subdivision and for weed control on the easements. There is an annual meeting of all CWII Landowners where new board members are elected and use of funds for road repair are approved.