

1226 Co Rd 1990 Chico

F E A T U R E S

Property & Lifestyle

- 16 scenic acres with agricultural exemption, wildlife management - songbirds
- 4 feeding stations throughout the property
- Property taxes approximately \$2,400 annually
- Starlink
- Beautifully wooded with a mature tree canopy
- Seasonal creek
- ATV | walking trails
- Abundant wildlife
- Fully fenced, gated driveway
- Peaceful, private setting
- Grocery shopping - Bowie Walmart (peaceful drive across Amon Carter lake)
- Lakes Bridgeport and Amon G. Carter nearby for boating and fishing
- Meticulously maintained property

Home Features

- Custom designed, built in 2020
- Dramatic great room with 17-foot peak
- BIG AIR ceiling fan
- 340 square feet of windows in the living room alone, bringing the outdoors in 10-foot ceilings throughout primary living spaces
- 8-foot interior doors
- Reclaimed cabinetry (1970s) in kitchen with custom craftsmanship to tie together

- Custom built island, fridge casing and oven stack to compliment the cabinetry
- Kitchen exhaust fan vents *outside*
- Reclaimed custom bookshelves
- Spacious owner's retreat overlooking the property
- Luxury bath with oversized walk-in shower
- Large walk-in closet
- Stunning sunset views from patio off primary suite
- Oversized garage
- 18x10 and 10x10 automatic garage doors
- Inviting courtyard with native plants
- Extensive paver patios
- Therapeutic hot tub
- Raised garden beds
- Greenhouse, reclaimed door + windows
- Mature landscaping
- Premium Zoysia lawn
- French drains
- Gutters with leaf guards

Mechanical & Infrastructure

- 18 kw Generac generator
- Dedicated propane tank serving only generator
- Private water well for irrigation, and exterior water needs
- Well house, 10x10, insulated with filtration system + water softener
- 3,000-gallon water holding tank
- 2 electrical panels, 420 expanded service coming from pole