

June 18, 2009

1195 LIVE OAK ROAD

SANTO, TEXAS 76472

Extremely private yet conveniently located 20 minutes to South Main, Weatherford, Texas and 40 minutes from downtown Fort Worth, Texas. Located approximately 2 miles from the I-20 and Hwy. 281 intersection. Paved road frontage just 1 mile from I-20 on Live Oak Road.

212 perimeter fenced acres of native range pasture, some scattered coastal bermuda and various wooded areas. There are hundreds of large live oak, post oak and red oak trees scattered throughout the property.

This property is surrounded by large estate ranches including the A.B. Gilbert, White and Mike Thomas properties resulting in tremendous privacy and no immediate neighbors.

The acreage is complete with hilltop views and views of the Palo Pinto Mountains from various areas on the property, as well as, from inside and outside the home and pool area.

There are 5 seasonal stock ponds, (1 large with approximately 150' stone retaining wall). Also 1 stock pond equipped with pump, piping, etc. for irrigating the lawn via the automatic lawn sprinkler system.

There are numerous deer, turkey, dove, quail, red-tail hawks, owls, coyotes and occasionally wild hogs in the area and on the property.

There is one existing gas well on the property.

The driveway is a one mile, tree lined, road base with recycled asphalt pavement road from the entry gate at Live Oak Road to the home and shop.

The landscaped entry at Live Oak Road is constructed of stone columns, square tubing and cedar post with a custom made, automatic, security gate. Water is located at the entry for the landscaping. Across from the entry is the matching stone mailbox.

There is a large garden area surrounded by a 3 rail stained fence that contains 8 large raised bed garden boxes, as well as, an area for fruit trees.

The property has the agriculture exemption with the Palo Pinto Appraisal District.

The Palo Pinto stone home is approximately 3200 square feet of living area and built in 2003. 3 or 4 bedrooms, 2.5 bathrooms, 2 car oversized garage, study, game room, living room, foyer, dining room, breakfast room and large kitchen. The home is loaded with crown moulding, 4 ½" base, gabled and raised ceilings.

The home has 10' ceilings, a 20' cathedral beamed ceiling in the large living room with built-in, stained, hickory cabinetry complete with large television and surround sound, with adjacent arched, stone doorways, as well as, 20' masonry, stone fireplace with oversized firebox and stone hearth. Enter the kitchen through the stone archways and view the silestone (granite type) counter tops, large island top with pot rack, bar top with stone front, designer tile backsplash, stainless steel appliances including ice maker, compactor, refrigerator/freezer and double convection ovens, propane cook-top with pop up vent, in addition to, an abundance of stained cabinetry and walk in pantry. The game room has a step up ceiling, wainscot and arched, stone doorways. The master suite is finished with a step up ceiling, sitting area and bay windows with the bath containing a large satin nickel framed shower, jetted tub with hidden television above and at the end of the tub, separate vanities and large closet with built-in chest of drawers, shoe racks, and drop out ironing board. The foyer is highlighted with views of the stone fireplace in the living room, the dining room and the arched, wooden front door surrounded by glass and wood. The laundry room has stained cabinetry and stainless steel sink. The garage is insulated and has insulated 9' doors with automatic openers. The porches are beautifully done with a 20' tall stoned, gable on the 38.5'X10' stained concrete front porch with tongue and groove, stained pine ceiling and cedar beams with stone columns. The rear porch is 22'X12' stained concrete and also has a 20' tall stoned, gable with tongue and groove, stained pine ceiling and cedar beams with stone columns that extends to the 22'X15' stained concrete patio joining the oversized washed aggregate pool decking. The salt water diving pool with aqua pebbletec finish also has a SAM light as well as other features. The home has many more attributes including 18"X18" tile, oil rubbed bronze and satin nickel plumbing and lighting package, oil rubbed bronze ceiling fans in all living and bedrooms, security lighting switched in multiple locations, arched doorways, trowel textured walls, crown moulding and 4 1/2" base, R38 blown insulation, additional insulated interior walls, propane heating, cook-top, dryer hookup, direct piped propane Jenn Air outdoor Stainless Steel grill, 2-50 gallon water heaters, hickory stained cabinetry, large decora electrical switches, low E vinyl windows, Tyvek exterior sheathing, TechShield energy saving roof decking, cat 5 telephone wiring, additional RG6 satellite/cable connections, additional electrical plug receptacles, attic storage, established lawn with fully automatic lawn and shrub sprinkler system piped and wired to watering stock pond, professionally landscaped completely around home and pool, large yard with stained three rail fence, stained concrete porches, patio, sidewalks and drives, coop water, secure, private country living at its' best with city conveniences.

The shop is located approximately 400' from the home. The shop overall is 50'X50' and is constructed of metal and stone to blend with the home. The front of the shop facing the home is gabled and stoned top to bottom with an exterior 12'X25' stained concrete parking pad. The interior is 30'X50'. The interior walls and ceiling have been spray foam insulated and painted white and has low E vinyl windows. The interior has a concrete floor, 12' sidewalls, 1- 11'X12' insulated drive through entry door with automatic door opener and 1-11'X12' insulated drive through exit door for the drive lane. There are 2 walk through doors, a wash sink, with water heater, full interior lighting and electrical, prepped for ceiling fans, and has a work area as well. The interior has an overhead propane heater, all piping installed and stubbed out for propane, in addition to, a propane tank. The tank is not hooked up to the building and the heater will need to have an orifice installed before activation. The interior is pre-planned with an area for a future bathroom if desired. Attached is a 20'X50' covered exterior with hip roof and exposed sides for storage or trailer/tractor parking with full lighting, water and electrical. The recycled asphalt pavement road leads to and around the shop with a large parking area.