

AN EXCLUSIVE LISTING BY J FRANK MONK REAL ESTATE

**935 Ross Prairie Church Rd  
Fayetteville, Texas 78940**

Located on Bellville's Square at  
10 N Holland St  
Bellville, Texas 77418  
Phone: 979-865-3558  
Fax: 979-865-8143



**PREVIEW OUR YOUTUBE VIDEO OF THIS AMAZING PROPERTY AT THE LINK  
BELOW:**

**<https://youtu.be/Mg8vlwh-8Lw>**

## ***MAGNIFICENT CUSTOM COUNTRY HOME***

Situated within a mile of Fayetteville, Texas, this magnificent custom country home on 57.41 Acres is available. Located halfway between Austin and Houston, being about an hour and a half drive from each one of the cities. From the front porch, there are incredible views that reach out to expose a glimpse of this historic quaint little town. Tucked away from the hustle and bustle of a busy lifestyle, you can enjoy a country lifestyle with all the conveniences you could ever dream of.

The property has highly productive soil with improved hayfields allowing for an agricultural tax exemption. There is a 100'x60' metal equipment barn on a concrete slab with 2 overhead doors, which includes a half bath and an attached 12'x100' long shed row alongside the barn.

The outdoor space is beautifully landscaped with a large elevated stone patio space where you can relax beside the approximately 50,000 gallon in-ground pool with hot tub and enjoy your very own peaceful surroundings. A unique custom rock water slide and waterfall with grotto provides pure enjoyment for the family. A perfect place for year-round entertaining for your family and friends. The spacious covered patio features an amazing outdoor kitchen and a cozy outdoor fireplace.

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### *A WONDERFUL PLACE OFFERING A PEACEFUL & QUIET LIFESTYLE*

From the welcoming front door to the intricate planning throughout, this is a home to live in and love! From the entry you are lead to **4249** S.F. of custom elegant living in the 4/5 bedroom Sierra Classic Homes masterpiece.

Family life begins straight ahead where a living area, punctuated by a fireplace, opens to the masterful gourmet country kitchen & adjoining family/game-room. Left of the foyer is a beautifully proportioned formal dining room. On the right is a study which is kept free from intrusion by French doors. The study could also be used as a fifth bedroom. On the left side of the home are three comfortable bedrooms in their own wing, each with their own bathroom access. The master bedroom on the opposite wing is paired with a master bath fit for a queen with Hi-Lo vanities. The master dressing room, measuring approximately 20'x8'10", has both his & her built-in dressers. A guest bath is conveniently placed for easy access to the pool area.

#### **INCLUDES:**

- ★ **OVERSIZED COUNTRY KITCHEN**
- ★ **ON DEMAND HOT WATER**
- ★ **CUSTOM DOORS—ARCHED DOORWAYS**
- ★ **UNIQUE CEILING TREATMENTS**
- ★ **HVAC ZONED AND DAMPER SYSTEM WITH THREE THERMOSTATS**
- ★ **HUNTER DOUGLAS WINDOWS**
- ★ **SIX CAR GARAGE**
- ★ **LARGE STONE BACK PATIO WITH OUTDOOR KITCHEN, FIREPLACE, POOL AND HOT TUB**
- ★ **100'X60' METAL EQUIPMENT BARN WITH A 12'X100' SHED ROW**
- ★ **WATER WELL (800 feet deep—6") WITH WELL-HOUSE ON SKIDS**
- ★ **BEAUTIFULLY LANDSCAPED WITH OUTDOOR LIGHTING**
- ★ **SPRINKLER SYSTEM**
- ★ **MAINTAINED TO PERFECTION, INSIDE AND OUT**





## 935 Ross Prairie Church Rd Fayetteville, Texas 78940



This property is situated within a mile of Fayetteville, Texas. This property has a truly magnificent custom country home situated on **57.41 +/- Acres**.

Located halfway between Austin and Houston, being about an hour and a half drive from each one of the cities. From the front porch, there are incredible views that reach out to expose a glimpse of this historic quaint little town. Tucked away from the hustle and bustle of a busy lifestyle, you can enjoy a country lifestyle with all the conveniences you could ever dream of.

Monk #849	935 Ross Prairie Church Road	4/5		4	Fayetteville	\$1,699,000.0
	Address	Bedrooms		Baths	Town	Price
Property Type	Rural Residence	Carpet	Y	Room Sizes		
Ext. Construction	Stone/Stucco	Drapes	Y	Country Kitchen	19'4"x27'	
Lot Size	57. 41 Acres	Blinds	Y	Den	17'x24'	
School District	Fayetteville ISD	Fireplace, 2	Y	Dining Room	12'4"x16'	
Est. Taxes	\$8842.00 for 2015	Dishwasher	Y	Utility Room	12'x12'	
TAX ID	23268	Disposal	Y	Office/Study	13'4"x13'8"	
Year Built	2011 per FCAD	Microwave	Y	Game Room	18'x30'	
Sq. Footage in L/A	4259.50 SF Per FCAD	Refrigerator	Y	Master Bedroom	17'x19'	
Foundation	Slab	Dual Fuel Range	Y	Master Bath-	21'6"x13'5"	
Type Floors	Pre-Engineered Wood, Tile &	Beverage Cooler	Y	Master Dressing	20'x8'x10'	
Type Roof	Composition	Butler's Station	Y	Bedroom #2	12'4"x15'	
Type A/C	Central Electric	LG HE Washer/	Y	Bedroom #3	15'4"x12'9"	
Type Heat	Central Electric , Butane & Gas	Surround Sound	Y	Bedroom #4	12'x18'	
Garage	6-Car Attached	Screens	Y	Bathroom #2	5'x5'	
Patio/Deck	Stone	Water Well	Y	Bathroom 3#	7'5"x13'	
Exemptions	Pool Table, Bar Stools, Flat	Septic Tank	Y	Bathroom #4	9'x9'	
Restrictions	None	Propane	Y	<b>Directions:</b> From the Fayetteville Town Square, take W Main St to S Rusk St, take a SHARP LEFT onto S Rusk St and continue onto Ross Prairie Church Rd, property will be on the right.		
MLS #	# 30622676	Fenced, Prt.	Y			
TxLS #	#100030	Barn/Workshop	Y			
Lands of Texas	#3550391	County Gravel	N	*Specification accuracy is not guaranteed but approximated to the best of our knowledge.		



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## 935 Ross Prairie Church Rd Fayetteville, Texas 78940



This kitchen isn't just a luxury, it is the heart of this home. It's a great place where you, your family and your friends will gather to share meals and have many wonderful conversations. In this kitchen you'll find amenities a chef would envy. It starts with a large island and ample counter space with granite countertops and extensive bar style seating.



Thoughtful design adds top of the line appliances, storage, and delightful gadgets perfect for the Epicurean's kitchen including a duel 4 burner stove with top grills & a second side oven. Also, includes a custom tile backsplash, separate ice maker, 2 copper sinks, a small built-in beverage cooler, microwave, custom cabinets with organizers & pull out drawers.



Extending from the kitchen is a wonderful living room with fireplace on one end and a family/game-room on the side. The home is accented with so many elegant appointments including, pre-engineered wood flooring, gorgeous designer light fixtures, art niches, crown molding, cove lighting, lighting sensors, custom plantation blinds, surround sound with recessed speakers....AND SO MUCH MORE!!



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The boundaries of this home have been extended to an *outdoor oasis* where inside and out blend seamlessly. This grand sheltered area retreat recreates the perfect spot to barbecue, eat, play, swim, sunbathe, exercise, read, or just a calming place to retreat in the fresh air. There's rarely a need to ever step inside when a refrigerator, sink, grill, and warmers are all at your fingertips on the patio. The outdoor fireplace, sitting just outside of the back door, adds a great way to extend your outdoor activities well into the cooler evenings. And let's not forget to mention the home's very distinctive outdoor amenity—the sparkling rock waterfall and slide with pool conveniently adjacent to the outdoor kitchen.

*You'll love how easy and enjoyable entertaining can be!!*





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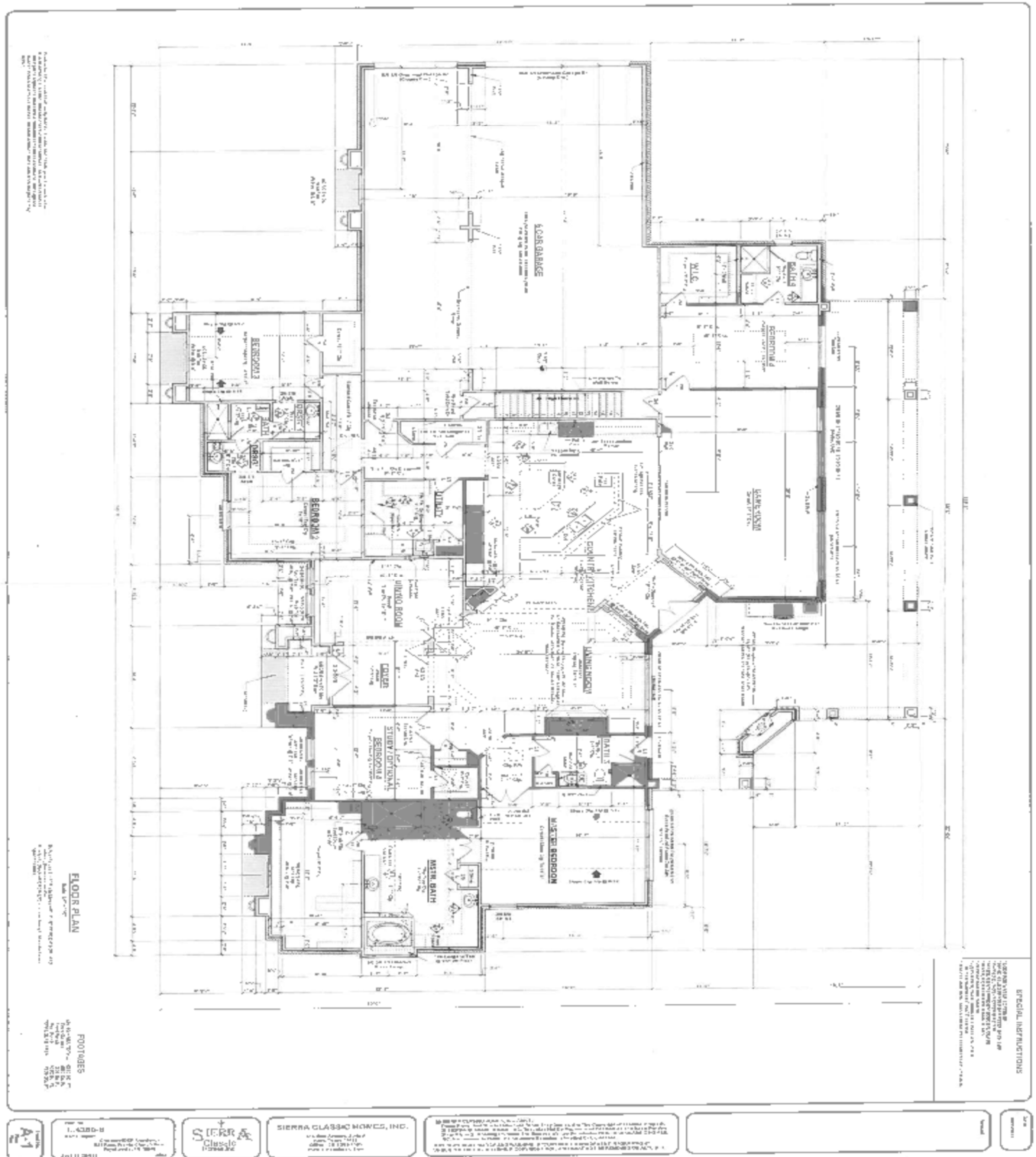
On this exclusive property, there is a 100'x60' Insulated Equipment Barn and/or Workshop with an attached 12'x100' Shed Row for implements, trailers, tractors, "toys" or can be converted into the ultimate horse barn.



Also in this barn, you will find a half bath which has been constructed from reclaimed wood. A pond and a productive hayfield are all part of this amazing property that is truly a gem of Fayetteville.

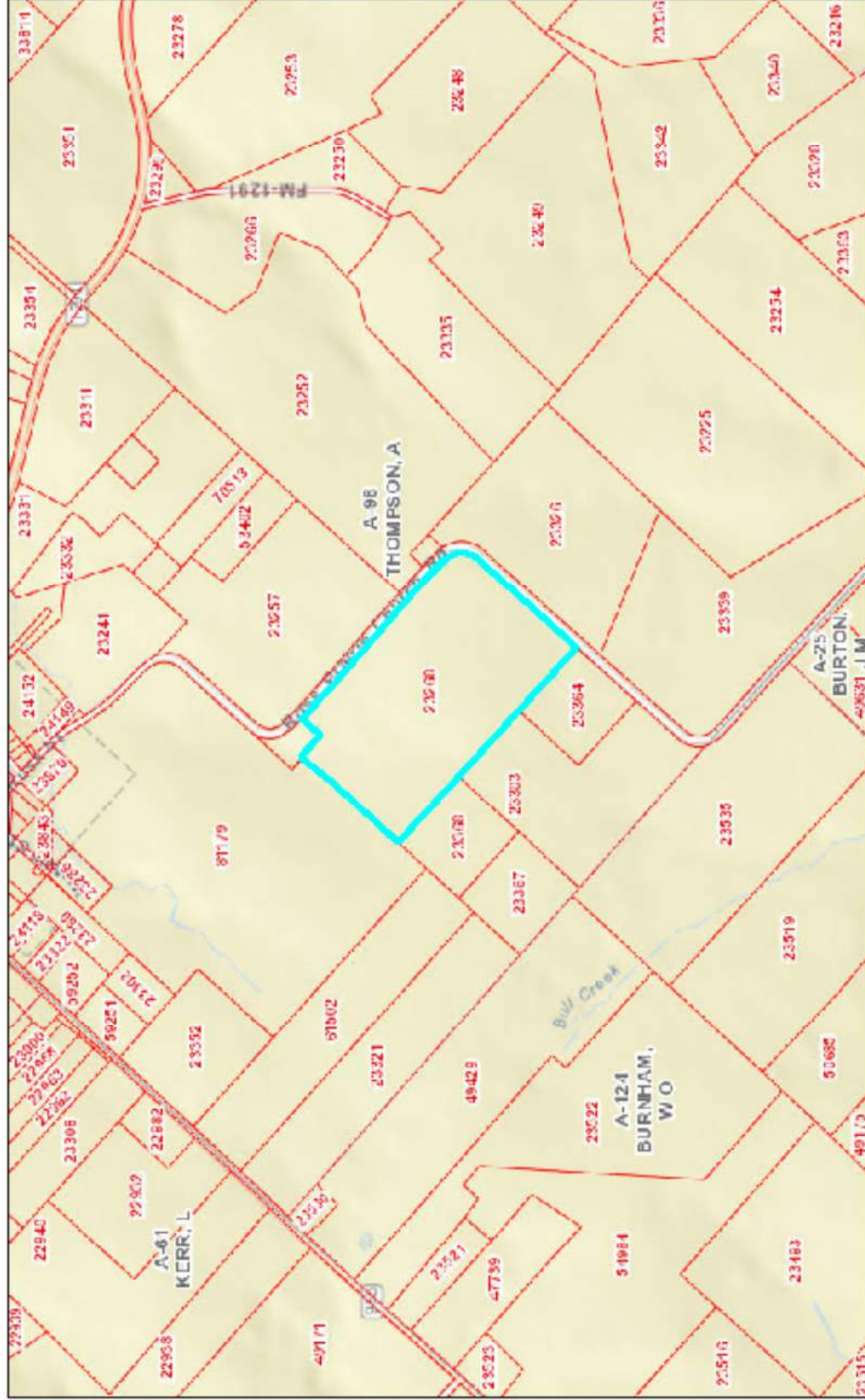


**935 Ross Prairie Church Road ~ Fayetteville, TX**





# Map Title

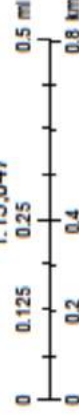


September 14, 2016

- Parcels
- Abstracts

Disclaimer: This product is for informational purposes only and has not been prepared for or is suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

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Sources: Esri, HERE, DeLorme, USGS, Intermap, Incorp. P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand).

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849 - 935 Ross Prairie Church Rd  
Texas, 57.41 AC +/-



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