



1018 Towering Oaks in High Meadow Ranch

Community Information

High Meadow Ranch offers the ultimate in country living plus an 18-hole golf course and Nature Trails for horseback riding, hiking, and bicycling. People live in High Meadow Ranch because they want country living at its finest. High Meadow Ranch amenities include:

- Championship Golf
- Nature Trails for horseback riding, hiking and bicycling
- Recreation Facility
- Junior Olympic-size Swimming Pool
- Large Pavilion
- Basketball Court
- Tennis Court
- Softball/Baseball Field
- In-Line Skating Trail
- Nature Reserve

Home Details

- 4,839 square foot home with five bedrooms, five full and one half bath
- Formal Living and Dining Rooms
- Family Room with fireplace
- First floor Study
- Island Kitchen
- Morning Room
- Master Suite with fireplace, sitting area and private access to covered patio
- Master bath with his and hers vanities and closets, whirlpool tub and walk-in shower
- Downstairs powder room
- Four bedrooms upstairs, two with private baths, two with jack & jill bath
- Upstairs Game Room, Media Room, Den and Craft/Play Room
- Three staircases – Curved in grand foyer, one leading up from Morning Room to Game Room, one leading up from Garage to the Media Room



Architectural Details

- Extensive Double Crown molding on both levels
- High ceilings
- Architectural moldings including flute casements, chair rail and base
- Corinthian Columns with detailed capitals and bases
- Greek Limestone face fireplace in Family Room
- Antique New Orleans Garden District fireplace in the Master Suite
- Covered patio pavilion equipped with electrical sockets for Christmas displays

Property Highlights

- Two lots totaling 4.939 acres
- Two gated entrances – one to the main house and one for the horse facilities
- Heated pool and spa
- Porte cochere leading to extended parking for guests
- Stocked fish pond with deck
- 2005 county engineered developed plan established for entire property to facilitate drainage to natural waterway on Goodson Loop
- Cross fenced pastures using ¼ inch mesh to facilitate draining and stop footing loss
- Electric fencing on entire property
- Orchard
- 200 foot deep well installed May 2005 with entire property plumbed to allow irrigation of all pastures using sprinklers

Equestrian Facilities

- Arena designed by Top US designer Brian McNeil with base consisting of 6 inches compacted limestone with Man Sand and rubber footing. Full size 20m X 60m. Has never flooded or sustained any damage All work performed to exact compaction standards.
- Custom designed 30 X 30 insulated barn with 12 foot lean-to constructed in 2011. Power connected to barn and updated barn lights on the horse stalls.
- 3 stall Barnmaster barn - barn completely renovated in 2015 by Classic Barns and automatic waterers replaced
- Improved pastures with irrigation. Fenced and cross-fenced
- Tack Room
- Wash Area



Property Maintenance

- Pool weekly by Select Pools with replacement items as detailed above
- All 3 air conditioner units have had compressors replaced or motors replaced between 2008 and 2016 The one by the garage had the motor replaced in Aug 2016
- Brian McNeil regularly inspected arena base and footing. Footing added as required but no damage ever found.
- Pastures seeded sprayed and lime applied annually
- Lawn professionally mowed, garden beds maintained by owner
- Pond stocked with fish from Dunn's fish farm
- Regular power washing house and driveway Last done 2016
- Barn power washed every 4 months
- Gutters cleaned and all damage replaced 2015
- Windows professionally cleaned yearly
- Roof inspected again summer 2016

Recent Renovations

- Complete renovation of house Summer 2015.
- Laundry expanded with custom built shelving
- New wood floors downstairs and carpet to whole upstairs area
- Wallpaper removed from Bathroom and kitchen and entire downstairs and upstairs living areas
- Offices, kitchen and laundry repainted
- New hand basins in 2 bathrooms
- Toilets replaced in 3 bathrooms
- New mirrors installed in master and jack and jill bathroom
- New tiling in upstairs bathrooms.
- All faucets and shower fixtures replaced in 3 upstairs bathroom and powder room
- New stone countertops and sink in Laundry and new faucets
- New countertops and basins in Master bath
- Roof inspection during - renovations found no damage from hail
- New gate opener to entrance
- Uneven driveway area replaced
- All woodwork on stairwells re-stained by hand
- Carpet on garage entrance replaced with indoor outdoor flooring Garage painted and Floors finished
- Appliances in kitchen replaced with top of line Kenmore appliances



- Appliance garage installed by custom carpenter
- Tack room decorated with vinyl flooring, hardy plank walls and painted in gloss paint
- 6th Bedroom above garage converted to a theatre room with bar area with handmade custom bar top crafted from an over 100-year-old barn beam
- Water heaters replaced with 1 commercial grade tankless water heater which can provide water to all rooms