

Country ESTATE

\$2.95 Million

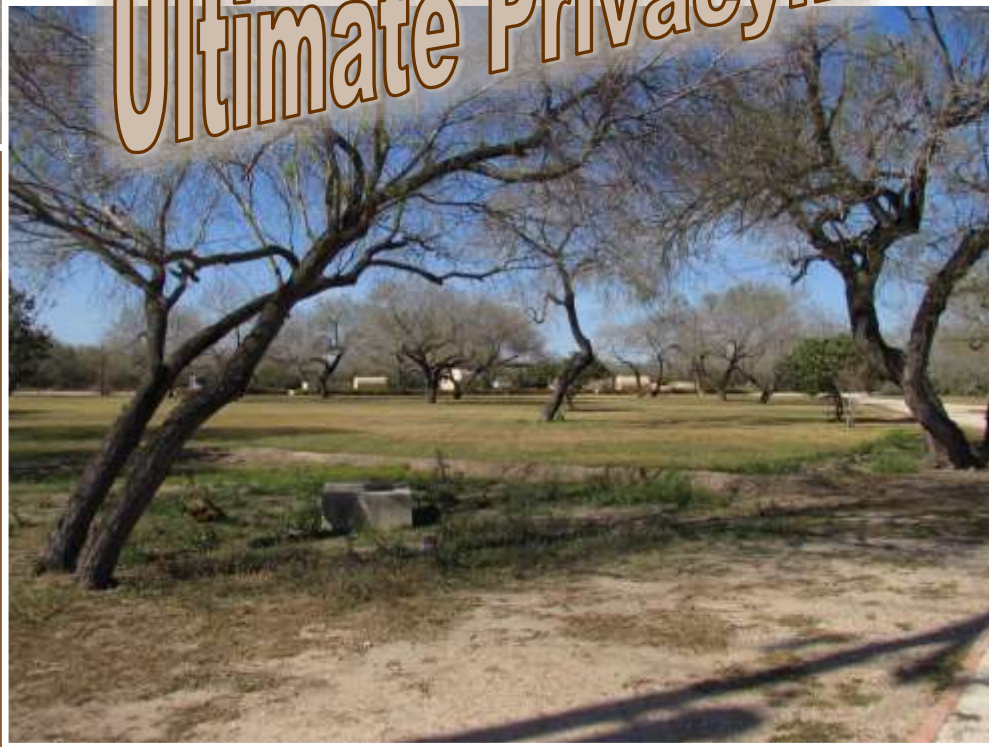
45 +/- acre estate with 4 homes and ALL
the amenities!!!!

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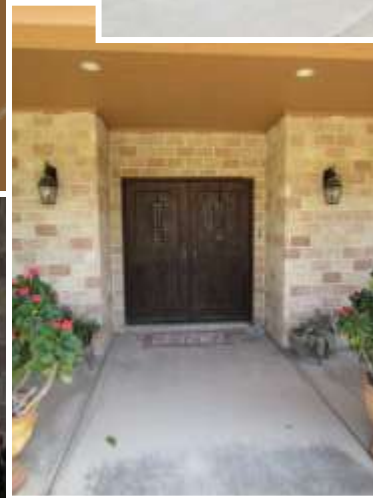
Country living in town...



Ultimate Privacy!!!

- City of McAllen ETJ
- State highway frontage
- Large warehouse onsite
- Ranch hand quarters
- Half a mile from Tres Lagos Master Planned Community
- Commercial Potential
- Mature oaks throughout property
- Incredible privacy created with manicured native brush
- Scenic manicured jogging trail
- Laser leveled pasture
- City Water
- 100% Irrigated
- Hard corner

Main house w/ guest quarters...

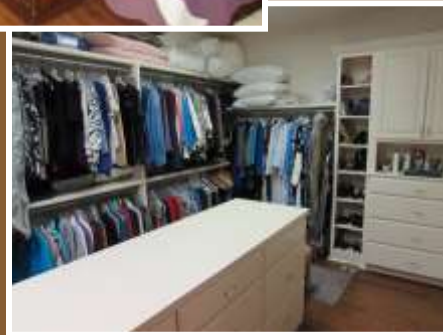


- ♦ 6,409 +/- SF living area
- ♦ 5 Bedrooms
- ♦ 4 Bathrooms
- ♦ 8 Car garage
- ♦ Attached guest quarters
- ♦ Full wet bar
- ♦ High ceilings
- ♦ Joe Averill built home
- ♦ Full gym
- ♦ Out-door kitchen
- ♦ Guest kitchen

Living Areas:



- # Master:
- Large with private access and sunroom
 - Emergency panic room
 - Steam shower
 - HUGE closets
 - Kitchenette



Bedrooms & Guest areas:

- Large rooms
- Private bathrooms
- Walk in closets



- Attached guest area
- Private entry
- Great patio spaces



Gym and Auxiliary buildings:

- Current gym has many possibilities
- Full laundry and bath facilities
- Fully secured adjacent to house

- Large warehouse
- Ranch hand quarters
- Equipment barn w/ caliche parking
- Additional duplex on 107 frontage



Additional executive home:



- 3,834 +/- SF living area
- 3 Bedrooms
- 3 Bathrooms
- Outdoor hot tub area
- Mature oaks
- Incredible living/game area
- Modern/updated fixtures and amenities
- Secure and Private
- Great rear patio space
- Wet bar

Additional home on 10 acres:

Great additional 10 acres with 1,459 +/- SF home. Finish it out and have a great income property. Private entry from Bryan road. Lots of future development potential or great private guest house.



Improved/irrigated pasture:

Approximately 28 +/- acres of laser leveled improved pasture. Great for making bales, grazing, or your own farming endeavor. Currently planted in coastal Bermuda grass.

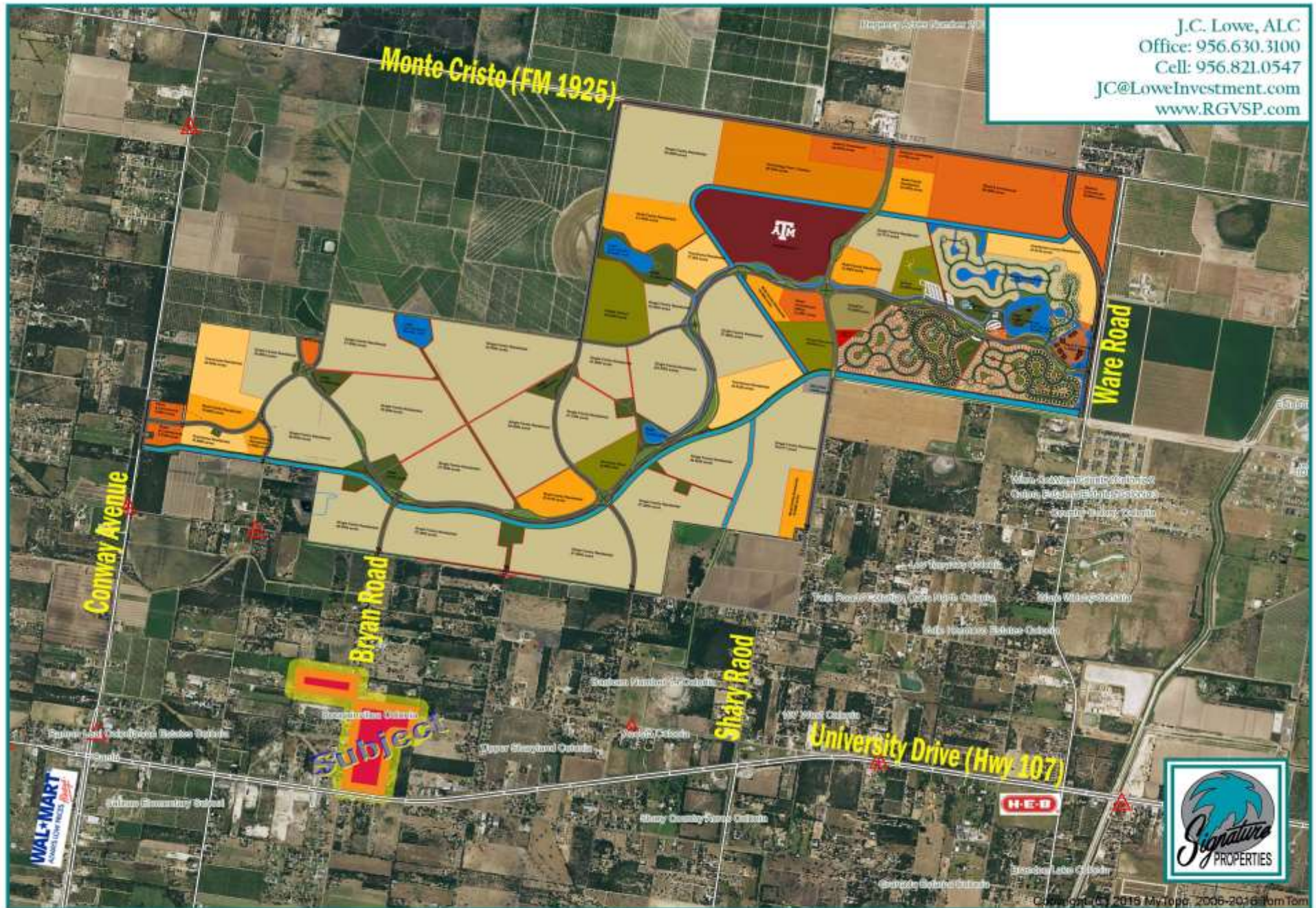


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