

AN EXCLUSIVE LISTING BY J. FRANK MONK REAL ESTATE

5235 Mill Creek Rd.
Cat Spring, TX 78933

REDUCED PRICE \$699,500.00

Listing No. 788



**PREVIEW OUR YOUTUBE VIDEO OF THIS
AMAZING PROPERTY AT THE LINK BELOW**
<https://youtu.be/MUgdF1pBN9o>

***16.0850 ACRE HIDDEN TREASURE WITH SPACIOUS
ARCHITECTURAL LIVING SPACES!
BEAUTIFULLY SITUATED IN THE HIGHLY SOUGHT AFTER
CAT SPRING AREA, AUSTIN COUNTY, TEXAS***

Located approximately 45 minutes from Houston Energy Corridor and about one hour away from the Galleria. Privately situated with paved road access off of Mill Creek Road in Cat Spring. The small creek across the front in a hardwood forest provides a barrier from the road. Property is bounded on two sides by the historic 1,150 Acre "7IL RANCH" with Mill Creek Rd. on the third side. This ideal country property has room for development with about half of the land cleared & the remainder in its native form.

Nestled in the trees and situated in one of Austin Counties most beautiful areas, sits this one-of-a-kind private country sanctuary. This beautiful 16+ acre ranch is a true country paradise with the home perfectly situated on a high point amid the rolling countryside. This custom Arts & Crafts style Texas farmhouse was designed and built by James Bishop (Architect) is filled with all the amenities you could hope for.



Located on Bellville's Square at
10 N. Holland St.
Bellville, Texas 77418
Phone: 9979-865-3558
Fax: 979-865-8143



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**5235 Mill Creek Rd.
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A BEAUTIFUL PLACE TO CALL HOME!!!

***A WONDERFUL PLACE OFFERING A PEACEFUL AND QUIET LIFESTYLE IN
THE CAT SPRING AREA.***

Entering thru a concrete bulk-headed creek crossing entrance (a tributary to Pin Oak Creek) and a good distance down this oak lined driveway, is a meticulously designed and maintained custom home surrounded by large old post oak and hickory trees.

Property features a two car garage with a 10' x 24 1/2' covered area on the outside of the garage plus a 10' x 10' breezeway leading the back entrance, where you will be further protected by a covered back porch measuring slightly over 65' long x 10' wide. There are plenty of areas where you can relax outdoors and enjoy quiet country views including covered front and side porches (sides are approx. 24' x 9' and approx. 60' x 9' at the front.

INCLUDES:

- ☑ Fencing
- ☑ Metal Roof
- ☑ Aerobic Septic (three 500 gallon tanks)
- ☑ Rain Bird Roofing Water Distribution
- ☑ Triple Filtered Reverse Osmosis Water System
- ☑ Chlorinator in Well House
- ☑ Propane Tank For Whole House Back Up Generator
- ☑ All Building Materials are Nontoxic & Paint is Less Toxic & Environmentally Friendly.
- ☑ Stone Columns Reinforced with Cedar Posts Inside
- ☑ Road Alert Security





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CUSTOM DESIGNED CAT SPRING RETREAT

ALL NON-TOXIC, D-fir framing, redwood sill-plates + porch rails. The special woodwork throughout was hand built on-site with custom hardware, solid wood doors (D-Fir) throughout, arts + crafts custom detailing. There is a huge amount of closets and storage. Upstairs is a loft which makes a nice media/game room for the children or could be functional as a 4th bedroom. There is beautiful hardwood flooring in the kitchen & upstairs areas + ceramic tile & porcelain tile in baths. Home is accented with D-Fir beaded board authentic wainscoting throughout + a limestone corner fireplace. This all-electric home includes water treatment & filtration systems plus a Generac whole house generator with a dedicated propane supply

List No. 788	5235 Mill Creek Rd.	3	2.5	Cat Spring	\$699,500.00
Property Type	Address	Bedrooms	Baths	Town	Price
Rural Residence		Carpet	N	Room Sizes	1st Floor
Ext. Construction	Austin Limestone	Drapes	N	Living Rm.	16'3" x 15'2"
Lot Size	16.0850 Acres	Blinds (Custom)	Y	Office	11'2" x 9'10"
School District	Bellville ISD	Fireplace	Y	Kitchen	16' x 15'
Est. Taxes	\$8057.65 (For 2015)	Dishwasher	Y	Dining	19' x 10"
Year Built	1996 Per ACAD	Disposal	Y	Family Rm.	14 1/2' x 19'
Sq. Footage in L/A	3,917 Per ACAD	Microwave	N	Entry Hall	17 1/2 x 5 1/2
Foundation	Slab	Refrigerator	N	Bedroom #1	16'3 x 15'
Type Floors	Wood + Tile	Storm Door/s	N	Bedroom #2	16'9" x 15'2"
Type Roof	Metal "Galvalume" 19 Yr. Old	Double Pane Win.	Y	Bedroom #3	15'5" x 11'1"
Type Walls	Sheetrock	Screens	Y	Loft	14x5.6 & 11'3"x 18
Type A/C	Central Electric	Fenced (Partial)		TAX ID	R000002886
Type Heat	Central Electric	Public Sewer		Misc. Information:	
Garage	2-Car Attached by Breezeway	Septic Tank	Y	<input checked="" type="checkbox"/> Utility Room: 8'9" x 9.5" (sink & built-in's)	
Patio/Deck		Public Water	N	<input checked="" type="checkbox"/> Downstair Powder Rm: 3'2" x 7'1	
Porch/s	Approx. 2,000 Sq. Ft. Covered	Water Well	Y	<input checked="" type="checkbox"/> CasaBlanca Ceiling Fans	
Exclusions	Personal Non-Realty Items	Gas	N	<input checked="" type="checkbox"/> Water Treatment & Filtration Systems	
Restrictions	None	Direct TV Satellite	Y	<input checked="" type="checkbox"/> 2 Living Areas	
MLS #	# 53533132			<input checked="" type="checkbox"/> Spectacular Master Suite	
TxLS #	# 89968	Workshop	N	<input checked="" type="checkbox"/> Air conditioned storage room on the second floor. (12' x 15')	
Lands of Texas	# 2559487	Paved Cty. Rd.	Y	<input checked="" type="checkbox"/> Linen Closet on second floor (6'6" x 4'6")	



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TWO LEVELS OF STANDOUT SOUTHERN COMFORT

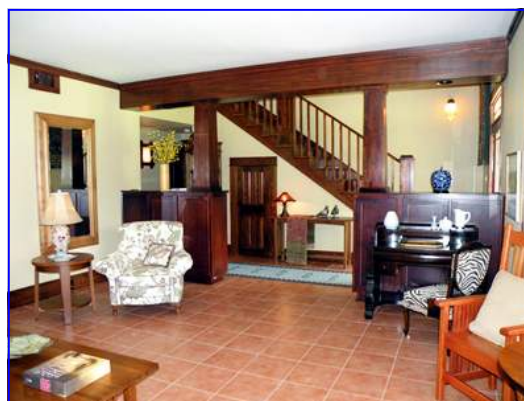
Family life begins to the left of this graceful foyer with wood columns & attractive glassed cases inviting you into the formal living room.

The formal living room with bay window opens to a spacious combination dining/family room that measures 25' x 19'. It is punctuated by a stone corner fireplace along with a built-in entertainment center, this room extends to a covered back porch. The dining area has a double glass door with transom leading to the side covered porch making it convenient for outdoor dining.

The kitchen is filled with beautiful custom cabinetry and raised wood flooring, stainless steel double sink & drainer, and a built in desk. There is enough room for a breakfast table or if you prefer, an island can be easily added.

A step away from the kitchen is a well positioned powder room for family and guests.

First floor amenities continue with a full sized laundry room with utility sink, closet and built-in's. An office is located near the back corner of the home adjoining the laundry room.



- Quality Features throughout !!
- Custom Wood Blinds
- Recessed Lighting
- Tile & Wood Flooring
- 9' Ceilings



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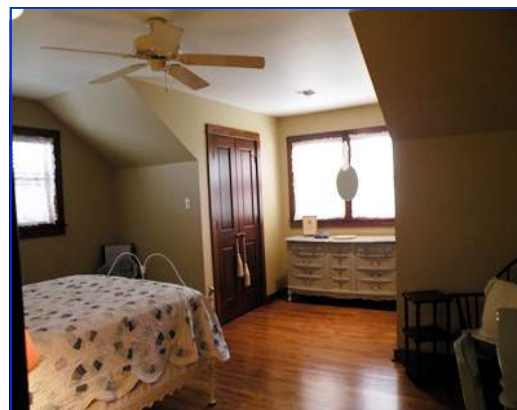
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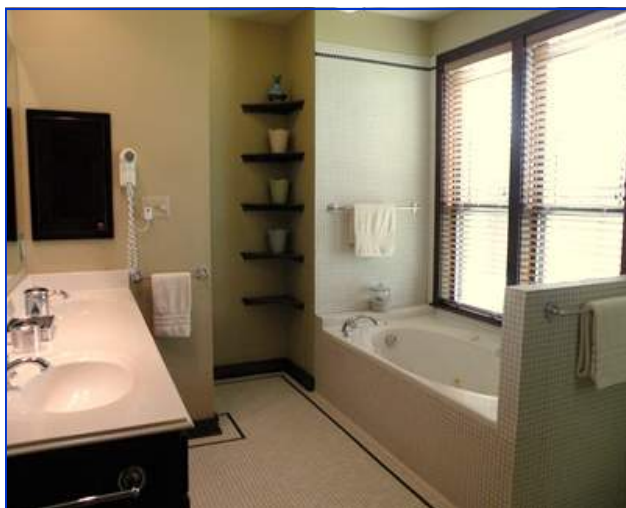
THE MASTER BEDROOM IS A GRAND SUITE!!



If there's a star in this masterful home, it might be the master suite designed for ultimate privacy on the first floor. The master suite has his and her closets with superior space. The hallway between the two closets leading into the master bath, has built-in drawers, mirror and storage shelves on one side.



From the foyer, stairs lead up to two family bedrooms, plus a shared full bath all grouped around the upper loft. This area provides a great spot for TV or casual activities for the children. The second floor is complemented with superb closet space in the bedrooms + extra storage and floored attic space. There are wood floors in the bedrooms & loft plus tiled flooring in bathroom.



The master bath with designer tile surrounding the tub & flooring, features a 2 sink vanity, Jacuzzi tub and separate walk-in shower with glass block accents and corner seat.

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5235 Mill Creek Rd.
Cat Spring, TX 78933
“A Beautiful Gentleman’s Ranch”



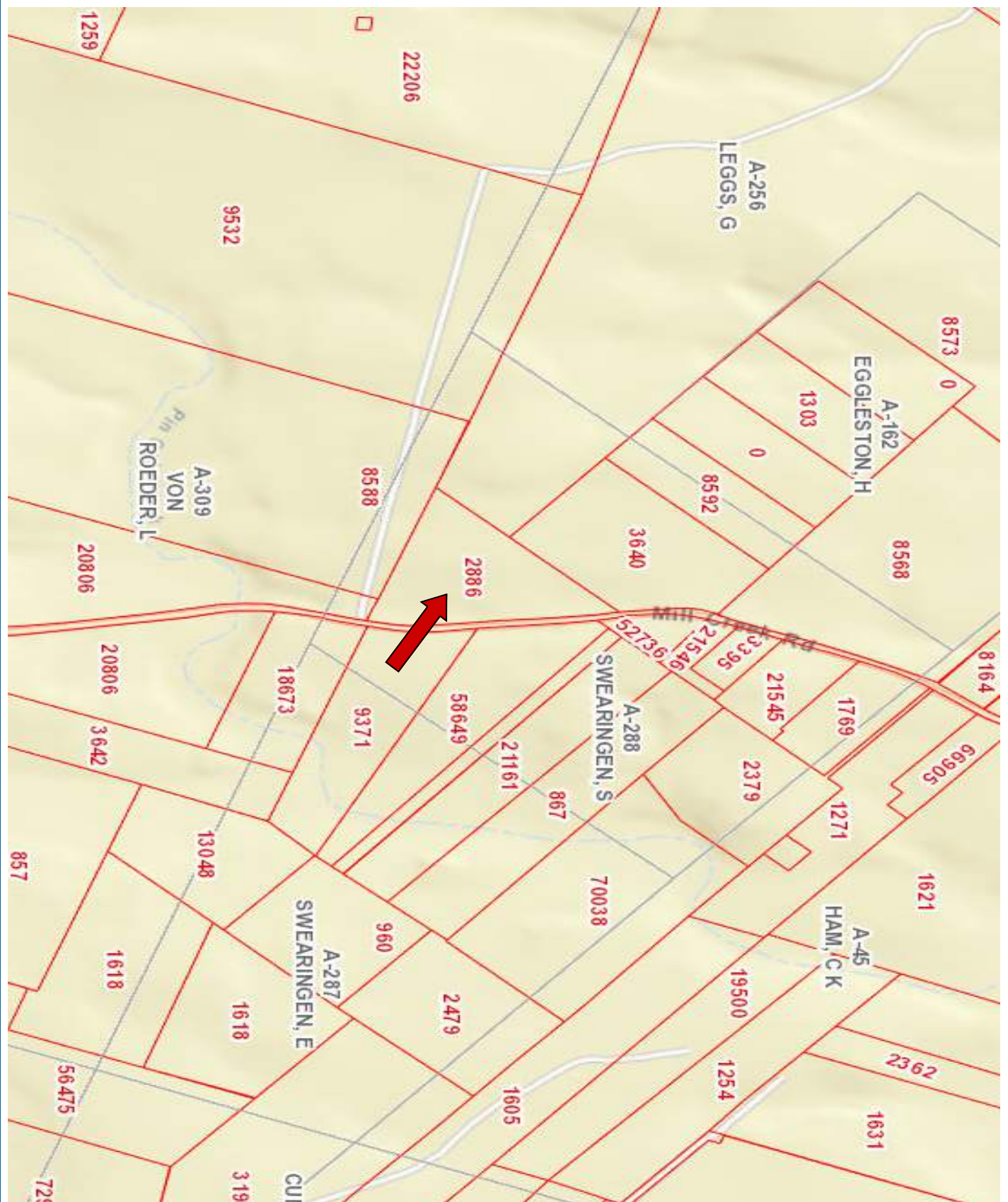
From approximately 2,000 Sq. Ft. of covered porches, you can gaze at some of this beautifully scenic country property deeply tucked within this picturesque and private setting.

THIS STUNNING TWO STORY, LOCATED IN CAT SPRING, ONE OF AUSTIN COUNTY GRANDEST AREAS. IT IS SURROUNDED BY THE HISTORIC 1,150 ACRE “7IL” THAT HAS OVER 40 MILES OF RIDING TRAILS, STABLES AND GROUP FACILITIES.



You may preview this listing on the following websites:
MLS: ID # 53533132 (www.har.com)
TXLS: I.D. # 89968 (www.txls.com) and
LANDS OF TEXAS: I.D. # (www.landsoftexas.com)

There is access to water for livestock at the Southeast end of the creek and there are several ideal spots for building a horse barn, pens or other outbuildings. Access to riding trails at 7IL is just a gate away.



DIRECTIONS: From Houston, take I-10 West to Sealy, TX. Take the TX-36 exit, Exit onto Meyer St. and travel for 1.3 miles. Turn left onto Columbus Rd./FM 1094. Continue to follow FM-1094 for 11.4 miles. Turn right onto FM 949 for 0.2 miles. Take the 1st left onto Mill Creek Rd. and stay on Mill Creek road for 2.7 miles. Property is on the left. DO NOT ENTER ONTO THE PROPERTY UNLESS ACCOMPANIED BY AN AUTHORIZED AGENT.

