

4 STAR RANCH
1844 NORTH PRESTON ROAD
CELINA, TEXAS 75009

PROPERTY:

73.395 ACRES (69.2956 UNDER AGRICULTURE EXEMPTION FOR PROPERTY TAX PURPOSES) INCLUDING 3 PONDS APPROXIMATELY 1 SURFACE ACRE EACH, PLUS LAKE APPROXIMATELY 5 SURFACE ACRES, ALL EQUIPED WITH AERATION SYSTEMS. PONDS HAVE WATER LEVEL CONTROL SYSTEM, FED BY WELL WHICH IS SUNK TO APPROXIMATELY 990 FEET. APPROXIMATELY 20 ACRES ARE UNDER COMMERCIAL SIZE IRRIGATION SYSTEM, FED FROM WELL AND PONDS. BEAUTIFUL CREEK, RUNNING THROUGH ENTIRE PROPERTY WITH ABUNDANCE OF TREES THOUGHOUT THE LAND. SEVERAL THOUSAND RUNNING FEET OF PIPE & CABLE FENCING, ENCLOSING 3 DISTINCT MEADOWS, EACH WATER ACCESS. LIVESTOCK PENS WITH CHUTE.

TREE LIGHTING INSTALLED BY **ILLUMINATIONS by GREENLEE.**

ROAD & DRIVEWAYS COMPLETED IN STAMPED, COLORED CONCRETE, & ASHPALT.

RESIDENCE:

GORGEOUS HILLTOP VIEWS!

COMPLETED DECEMBER 2003. APPROXIMATELY **8,445 SQ.FT.**, HEATED & AIR-CONDITIONED; **14,627 SQ.FT. UNDER ROOF**, INCLUDING 12 FT, WRAP AROUND PORCHES WITH COLUMNS AND RAILINGS UPSTAIRS & DOWN ON THE FRONT WITH BEAUTIFUL LOGGIA ON BACK, ALL WITH BEAD BOARD CEILINGS – ALL PORCH AND PATIOS OF HAND LAID “OLD CHICAGO” BRICK PAVERS! **OVERSIZED 6 CAR GARAGE IS 2,388 SQ.FT.** SPECTACULAR CUSTOM DESIGNED & BUILT “SAVANNAH STYLE” TWO-STORY ESTATE WITH ALL THE AMMENITIES EXPECTED IN AN EXQUISITE, ONE-OF-A-KIND HOME.

FOUNDATION BUILT ON PIER & BEAM (“FLOATING SLAB”) FOR MAXIMUM STABILIZATION.

STANDING SEAM ROOF WITH LIGHTENING PROTECTION.

EXTERIOR ALL GRANBURY “DOUBLE CHOPPED” STONE

AMMENITIES:

- CUSTOM HAND MADE & HAND PAINTED TILES THROUGHOUT, DESIGNED BY “CONCEPT STUDIOS” OF NEWPORT BEACH, CA
- ELABORATE CUSTOM TRIM AND MOLDING THROUGHOUT
- ALL INTERIOR DOORS ARE SOLID ONE & THREE QUARTER INCHES THICK
- HEATED STONE AND WOOD FLOORING
- WALNUT HARDWOOD FLOORS BY DALLAS’ FRENCH BROWN
- COMPUTERIZED LIGHTING SYSTEM BY “VANTAGE”, INCLUDING EXTERIOR OUTLETS UNDER EAVES & ON PORCHES FOR HOLIDAY LIGHTING (ALL CONTROLLED BY ONE INSIDE BUTTON); LIGHTING PROGRAMMED TO TURN ON & OFF AUTOMATICALLY @ DUSK & DAWN + MANY OTHER UNIQUE PROGRAMING FEATURES
- GORGEOUS CUSTOM KITCHEN WITH FRENCH STOVE BY “LACANCHE”; WOLF IN WALL CONVECTION OVEN; 6 FT GE MONOGRAM REFRIGERATOR/FREEZER PLUS SUB ZERO GLASS DOOR REFRIGERATOR. SINK CARVED FROM BLOCK OF FRENCH LIMESTONE; COUNTERS OF FRENCH LIMESTONE. LARGE ISLAND OF TEAKWOOD WITH MARBLE TOP PASTRY ISLAND. GENEROUS WALK-IN PANTRY. BEAD BOARD CEILINGS. HALLWAY ENTRANCE/”MUDROOM” OFF GARAGE, HAS LIGHTED BEAD BOARD BARREL CEILING, SITTING BENCH & COAT RACK
- ELEVATOR
- CENTRAL VACUUM SYSTEM (2) UP & DOWNSTAIRS
- BUTLER’S PANTRY FOR ADDITIONAL STORAGE AND SERVICE TO LOVELY DINING ROOM, WITH DISHWASHER, FARM SINK WITH DISPOSAL, BEAD BOARD CEILING, LIMESTONE & TEAKWOOD COUNTERS
- HEARTHROOM OFF KITCHEN/BREAKFAST WITH WOOD BURNING FIREPLACE
- GREATROOM WITH WOOD BURNING FIREPLACE, 12 FT LIGHTED AND COFFERED CEILINGS

- WET BAR, BEAUTIFULLY APPOINTED WITH GLASS SHELVING, LIMESTONE INLAID COUNTERS & BACKSPLASH, CUSTOM BOTTLE DRAWERS
- GRAND MASTER SUITE WITH HIS & HER SEPARATE AND SPACIOUS BATHROOMS WITH MASSIVE CLOSETS. UNIQUE SHOWER!
- SIX (6) FULL BATHROOMS PLUS 2 HALF BATHROOMS, INCLUDING POWDERROOM
- FOUR/FIVE BEDROOMS WITH 5TH ROOM BEING USED AS UNIQUE & ELEGANT **CRAFTSROOM** & OFFICE (ADJOINING FULL BATH)
- WONDERFUL LIBRARY WITH STAINED ALDER WOOD PANELING AND GENEROUS BOOK SHELVES, DRAWERS AND STORAGE, COFFERED CEILING
- LOVELY, CUSTOM paneled & stained ENTERTAINMENT ROOM WITH THREE (3) VIEWING SCREENS INCLUDING 60" PLASMA & SURROUND SOUND; WOOD BURNING FIREPLACE; WET BAR WITH APPLIANCES (REFRIGERATOR/FREEZER/ICEMAKER, MINI DISHWASHER)
- MIRRORED EXERCISE ROOM
- **WINE CELLAR**, CLIMATE CONTROLLED WITH +600 BOTTLE CAPACITY
- EMERGENCY GENERATOR SYSTEM FOR WHOLE HOUSE COMFORT (ELECTRICAL SUPPLY TO MOST HVAC UNITS, TV'S, REFRIGERATORS, LIGHTING)
- **TORNADO/"SAFEROOM"** BUILT OF CONCRETE BLOCKS, STEEL REINFORCED WITH STEEL CEILING & DOOR & SEPARATE TELEPHONE (ALL A PART OF A LARGE FINISHED CLOSET WITH DOUBLE LOCKS)
- WHOLE HOUSE WATER FILTRATION; PLUS PURIFIED WATER DISPENSERS AT KEY SINKS

OTHER:

- “ROCKY MOUNTAIN” HARDWARE THROUGHOUT
- ALL WINDOWS/DOORS BY “PELLA” (TOP-OF-THE-LINE); WINDOWS WITH PHANTOM INSIDE SCREENS
- 11 TELEVISION VIEWING SCREENS THROUGHOUT - MOST BUILT IN; ALL ROOMS WIRED FOR TV/COMPUTER/PHONE
- 7 ZONE AUDIO SYSTEM THROUGHOUT, INCLUDING OUTSIDE PORCHES AND LANDSCAPING
- TELEPHONE SYSTEM BY “AVAYA” – 13 STATIONS WITH INTERCOM; REMOTE GATE ACCESS
- ELECTRIC, DECORATIVE SHADES ON SELECT BEDROOM EXTERIOR DOORS/WINDOWS
- ELECTRIC, HIDDEN OUTDOOR SCREENS AT LOGGIA
- DELUXE 48” “DCS” BAR B Q
- PORCH FLOWER POTS UNDER IRRIGATION SYSTEM
- ELECTRIC GATES WITH MATCHING FENCING @ FRONT ENTRY; CONNECTED TO HOME PHONE SYSTEM
- PORCHES, FRONT WALK AND POOL DECKING ALL LAID IN “OLD CHICAGO” BRICK PAVERS
- SPECTACULAR “INFINITY” POOL WITH PIER & BEAM (“FLOATING”) FOUNDATION

GREENHOUSE/SOLARIUM:

UNIQUE HEATED & AIR-CONDITIONED OCTAGON SHAPED BUILDING (APPROXIMATELY 550 SQ FT) WITH LIGHTED GLASS DOME & RAIN SENSITIVE ELECTRIC WINDOWS; LATTICE CEILING; HANDMADE & PAINTED 3 DIMENTIONAL BACKSPLASH TILES; FLOORING OF “OLD CHICAGO” BRICK PAVERS. “PELLA” DOORS & WINDOWS. BATHROOM WITH OUTSIDE SHOWER EXTERIOR OF GRANBURY “DOUBLE CHOPPED” STONE

- BUILDING IS LIGHTENING PROTECTED

BARN:

BUILDING OF GALVANIZED STEEL & METAL CONSTRUCTION
WITH INSULATED INTERIOR

OVERALL DIMENSIONS ARE **120'X 42'** PLUS 120'X12' OUTSIDE
OVERHANG ON WEST-SIDE

- LIVING QUARTERS – APPROXIMATELY 1950 SQ FT
2 BEDROOM/2BATH WITH FULL KITCHEN, LAUNDRY,
LIVINGROOM WITH UPSTAIRS LOFT OF
APPROXIMATELY 600 SQ FT
- 16' BREEZEWAY SEPARATING LIVING QUARTERS FROM
MAIN BARN
- MAIN BARN – 72'X42' – INCLUDES INSIDE TOOL SHED
AND PAD FOR TWO HORSE STALLS (INSIDE & OUT).
ELECTRIC ROLLUP DOORS AT EACH END
- ENTIRE STRUCTURE LIGHTENING PROTECTED

FUEL HOUSE:

ENCLOSED STRUCTURE IS APPROXIMATELY 16'X16' AND
HOUSES A 500 GAL ELECTRICALLY OPERATED DIESEL TANK.
ATTACHED DRIVE THROUGH CANOPY IS 20'X16', WITH ISLAND
HOUSING 2 1950'S REFURBISHED, NON-OPERATING LIGHTED
"TEXACO" GAS PUMPS

- STANDING SEAM ROOF & LIGHTENING PROTECTION

WELL HOUSE:

ENCLOSED STRUCTURE IS APPROXIMATELY 25'X16', PLUS
4'BY16' COVERED PORCH; HOUSING TWO (2) 3000 GAL. WATER
TANKS AND FOUR (4) PRESSURE PUMPS FOR IRRIGATING AREAS
AROUND BARN

- STANDING SEAM ROOF; LIGHTENING PROTECTION
- THREE SIDES OF "DOUBLE CHOPPED" GRANBURY
STONE

MOST ALL PROPERTY STRUCTURES, MOTORS AND PUMPS HAVE
SEPARATE SURGE PROTECTION DEVICES