

Glen Oaks Ranch

Property Features

Features of 35 Acre Ranch:

Horse Barn (40 X 60)

6 Horse Stalls
Roll-up Doors on Each End
Work and Wash Bay
Tack Room
Feed Room
Electricity
Hot and Cold Water

9 Outdoor Individual Paddocks

Water Access
Concrete Slabs
Metal Covers

Two-stall Metal Building

Steel Framed Workshop (30X60)

Small Storage Building

Outdoor Living Area

Main House

3 Bedrooms
3 ½ Bathrooms

Second Living Quarters

Double-wide Mobile Home
Separate Entrance
Rents for \$1,200/month

4 Separate Entrances to Property

Gated Entrance with Automatic Opener

Fenced and Cross Fenced Pastures

3 Ponds (2 stocked)

4 Horse Reversible Hydraulic Hot Walker

Large Round Roping Pen

Separate Riding Arena

Roping Chutes

Small Grandstand

9 Halogen Arena Lights

Separate 2 Room Office

Half Bath

Features of Main Home:

Renovated and Remodeled in 2004

3 Bedrooms

3 ½ Bathrooms

3 Car Garage

Family Room (20'6X18'6)

Tile Floors
Recessed Lighting
Surround Sound
Access to Garage and Pool Area

Granite Drop-down Bar

Built-in Wine Cooler

Features of Main Home Continued:

Gourmet Kitchen

Stained Cabinets
Custom Bar
Tile Backsplashes
Dark Granite Countertops
Stainless Steel Appliances
Kohler Faucet & Soap Dispenser
Oversized Dacor Oven
Built-in Jenn Air Refrigerator
Maytag Dishwasher
Built-in Microwave

Formal Living & Dining Rooms

Cathedral Ceilings
Granite & Carved Fireplace

Informal Living Area

Cedar Wine Cellar

2 Master Suites

Master Suite (850 Sq. Ft.)

13X20 Bedroom
Sitting Room
Surround Sound
Sink & Under Cabinet Refrigerator
Enormous Walk-in Closet
Extensive Built-ins

Master Bathroom

Brick Glass Window
Cathedral Ceiling
Oversized Jacuzzi Tub
Recessed Gas Fireplace
Glass Shower with Stone
Tile Floor
Double Vanities
Granite Countertops
Dressing Table
Personal Fitness Center
with Mirrors
Ceiling Fan
Entrance to Deck & Pool

Full-size Utility Room

Built-in Cabinets
Built-in Ironing Board

Wine Cellar

Redwood
Refrigerator System

Backyard

Austin Stone Fountain
Waterfall
In-ground Gunite Swimming Pool
with Slide

Glen Oaks Ranch • 299 FM 2570 in Fairfield, TX 75840