

## **1290 Loch Ln:**

### **Exceptional property - No other home like it on the lake.**

- Over 400' of improved waterfront with bulkhead on widest and quietest part of Meadow Lake - Bulkhead/boathouse built in 2011 and 2014)
  - 300 sf Boat house with attached 900 sf covered two boat motorized lifts (one can accommodate jet skis)
  - East facing which is fantastic for those hot summer days (shaded afternoons by the lake)
  - Your own personal beach!
  - Your own boat launch
  - Cement capped retaining wall and multiple cement docks (much less maintenance than wood)
  - Outdoor boathouse lighting
  - Outdoor speakers at boat house
  - Rope swing
- 10 exceptional acres
  - 9.5 ag exempt acres
    - Buyer should independently confirm the availability of the exemption for Buyer's intended use(s) of the Property.
  - Tree house
  - Several 200+ year old native pecan trees
- Exceptional custom-built stucco home (built 2001)
  - Two story home with standing seam metal roof
  - Amazing lake view thru the wall of windows
  - Two large 700+ sf covered porches (front and back of house)
  - 3 bedrooms, 2.5 baths. Large game room attached to third bedroom. 10 FT ceilings throughout
  - Gourmet kitchen with bar and open floor plan
  - Sub Zero refrigerator/freezer
  - Custom wood cabinets throughout
  - Free standing claw-tub bath in master
  - Wood floors installed 2014
  - Automatic sprinkler system for landscaping installed 2014
  - Wood burning gas fireplace
  - French doors from Master and Den to back porch
  - Pella double hung windows and French doors
  - House and Barn sit outside the flood plain and have never flooded.
  - Zoned Central Heat Pump/HVAC system (two units)
  - 2<sup>nd</sup> and 3<sup>rd</sup> bedrooms each have separate sitting areas.
  - Commercial grade cellular boosting system to improve reception
  - Central vacuum system throughout house
  - Ranch fence on north and west perimeter recently replaced
  - Outdoor stone firepit
- Oversized three-bay barn, expanded in 2014 (accommodates boat, trailers, and toys)