

SHEFFIELD HOME AND PROPERTY FEATURES

Front Porch: 53 ft. 6" long, 10 ft. 2" wide, 13 ft. tall  
5 ft. above ground level/ceiling fans/custom operating shutters 10 ft. tall

Main Floor: 12 foot ceilings

Entry:

Front door: Brazilian oak 3' wide each double doors  
Functioning sidelights  
Custom made arched fanlight w/ individual panes  
Two story ceiling  
Powder room  
Understairs storage area  
Coat closet  
Custom pocket doors

Music Room:

Alcove/Nook: 28" deep, 80" length, custom seat cushion  
Fireplace: 63" wide, 43" height  
Marble surround  
Alabaster chandelier  
Functional transom windows

Dining Room:

Very large Antique mantel from early 1800s, solid cypress, 8' wide, 6' height  
Fireplace opening 42" height x 41" wide  
Marble fireplace surround  
Chair rail trim  
Functional transom windows

Family Room:

Fireplace 58" height x 54" wide/ Solid mesquite mantel  
Built in cabinets and bookshelves  
Surround sound speakers  
Brick firewood storage area  
Two brick arched nooks for dogs and dogbeds  
Beams in ceiling

Kitchen:

Custom mesquite counter top / island – 5'6" x 11'4"  
Two farmhouse style sinks w/marble splash  
Brick arched cooking island / inset marble shelves  
Sub-zero refrigerator  
Professional Thermador 6-burner w/ griddle gas cooktop w/ smaller electric  
'proofing' oven and large oven  
Commercial external exhaust vent



Antique French doors on pantry – 4'wide x 8'5" tall

Utility Room:

- Built in shelves and cabinets
- Mop sink
- Deep sink in counter
- Sub-zero freezer
- Built-in ironing board
- 10 ft. ceiling

Master Bedroom:

- Antique French cypress arched doors w/ frosted panes, 43" wide, 96" tall
- Fireplace: Antique mantel w/ pedestals / overall 68" height x 6'5" wide, opening 32" height x 37" wide, marble surround
- Built in corner cabinet

Master Bath:

- Large Jacuzzi tub
- Newly redone shower
- Towel warmer
- Marble surrounds and counter tops
- Toe heaters
- Toilet room w/ bidet
- Walk-in large closet w/ built-in shelves and chests of drawers
- Cedar closet

Third floor: 10 foot ceilings

Blue Bedroom:

- Built-in window seat w/ drawers
- Dormer window storage areas
- Balcony with French door
- Walk-in closet w/ built-in chest of drawers and shelves
- Bath w/ Jacuzzi tub /shower combination
- Toe heater
- Skylight

White w/leaflet Bedroom:

- Built-in window seat w/drawers
- Dormer window storage areas
- Walk-in closet w/ shelves

Green Bedroom:

- Two window seats w/drawers
- Chair rail trim and wainscoting
- Large walk-in closet w/ built-in chest of drawers and shelves

Shared Bath:

- Two rooms w/ sinks, built-in cabinetry, marble countertops
- Large Jacuzzi tub/shower combination



- Towel warmer
- Toe heaters
- Balcony with French door

Media Room:

- Dolby surround sound speakers, equipment cabinet w/ shelves and drawers
- Wet bar w/ built-in wine rack and cabinets; refrigerator/freezer/ice maker; marble countertop
- Regulation Pool table w/ light fixture
- “Gun Room” w/ built-in racks, cabinets/shelves/drawers; special lighting
- Half bath – marble countertop, pheasant decorative sink
- Guest bedroom/Hobby room w/ shelves and drawer storage

Basement:

Office:

- French door outdoor entry to reception area
- Three office spaces
- Conference room w/ built in shelves and cabinet
- Document storage room w/shelves and drawers

Tornado proof room/Wine cellar

- Built-in wine racks, drawers and cabinets
- Antique beams
- Paneled walls

Exercise Room:

- Mirrored wall
- Large steam room

Bathroom with shower

Stable: 2600 square feet plus 6 ft. colonnade overhang on the two long sides

- 6 – 12 x 12 stalls, 2 x 6 tongue and groove

- Dutch doors to outside

Concrete aisle 12 ft. x 72 ft.

- Toilet room off aisle way

Tack Room

- 12 x 12 w/ built-in saddle racks, bridle racks
- Sink w/cabinets and drawers above and below
- 3 under counter kennel spaces to outside runs and yard

Wash Rack

- Stock w/ overhead heater
- Washer-dryer connections
- Blanket bars
- Sink with overhead and under counter cabinetry
- Hot water heater



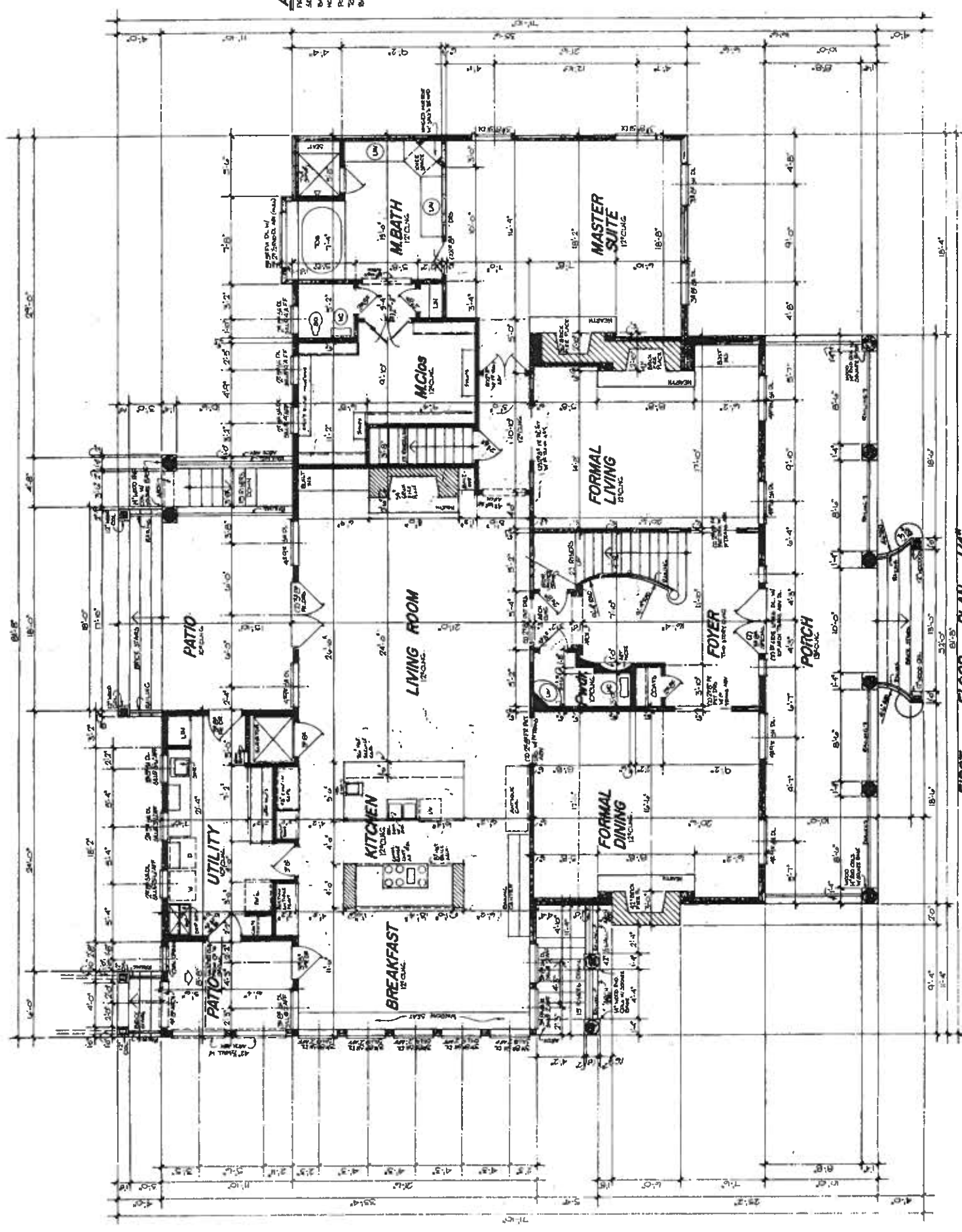
**Workroom**

- 3 under counter kennel spaces to outside runs and yard
- U-shaped counter with above counter cabinets on 2 sides
- Space under counter for small refrigerator

Parking for vehicles

**GENERAL NOTES:**

- 62.05 acres
- 95% mineral ownership
- 8,057 square feet /Home
  - Brazilian oak doors 1 ¾" thick throughout house, excluding antique doors
  - Four wood burning fireplaces w/ propane starters
  - 12 ft. ceilings main floor
  - 10 ft. ceilings 3<sup>rd</sup> floor
  - 8 ft. ceilings Office
  - Architectural millwork throughout
  - Elevator to all three floors
  - 5" wide plank mesquite hardwood floors – main level, staircase, stair landing 3<sup>rd</sup> floor, refinished August, 2019
  - Geo-thermal heat / air conditioning system
  - New roofing on home and stable – DaVinci Bellaforte Slate, Spring- 2019
  - Golf course type irrigation system and Pump house
  - 693 lineal feet of 4 ft. Classic PVC picket fence plus gates and arbor
- 2,600 square feet / Stable
  - Special offset PVC 3 rail fencing:
    - 60 ft. round pen
    - 100 ft. x 200 ft. jumping ring
    - Two sides of the property perimeter plus outside pasture fences



**AREA SQ. FT.**

FRONT PORCH	3505
SECOND FLOOR	2128
BASEMENT	1781
HOUSE DECKER (NO)	7220
PORCH & ENTRY	95
TOTAL A.U.R.	811
BALCONY	39

PROFESSIONAL  
 HOME DESIGNS  
 4344 E. BROADWAY ST. STE. 10  
 FT. WORTH, TX 76112  
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REV. 2/10/08

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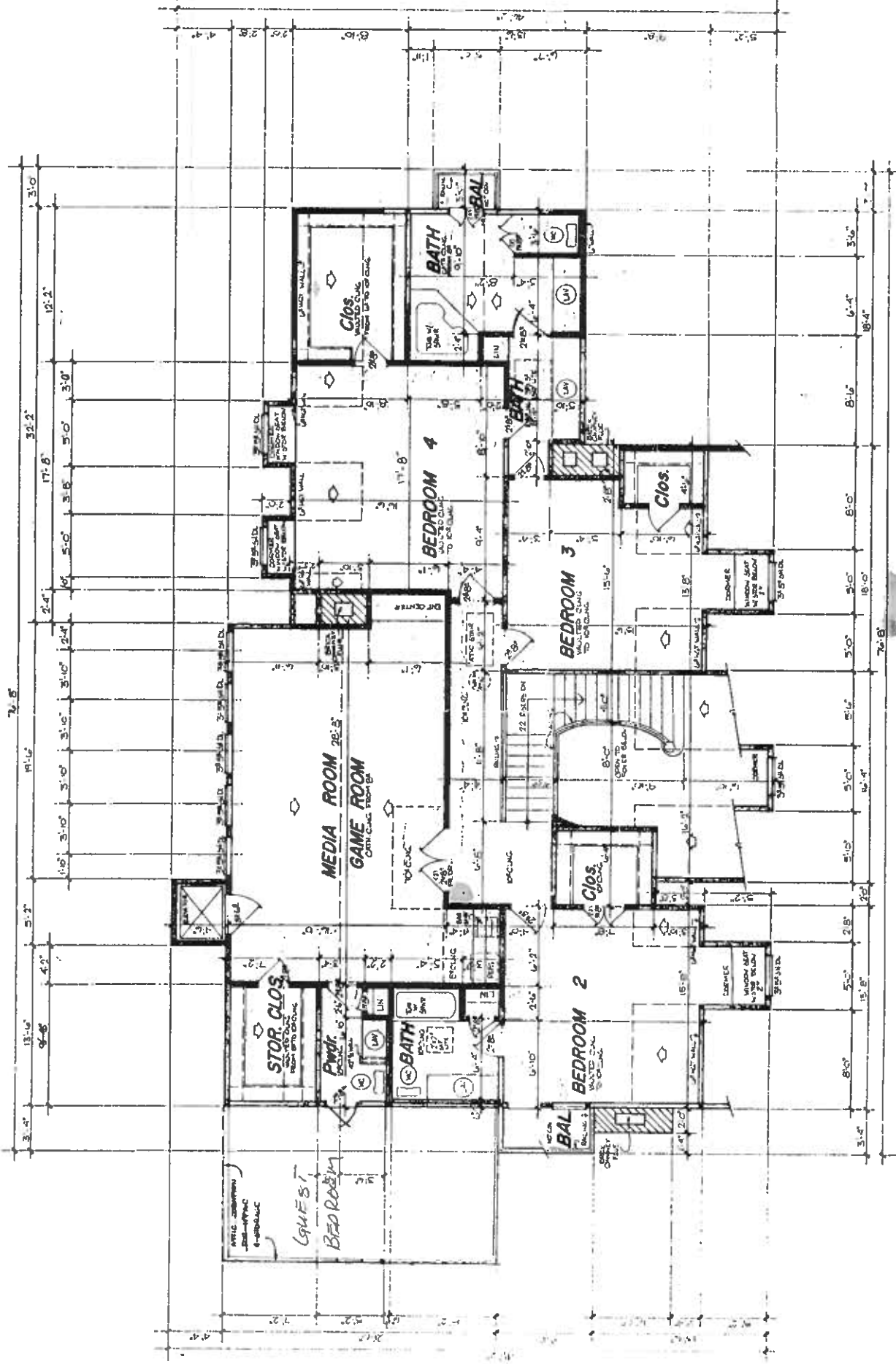
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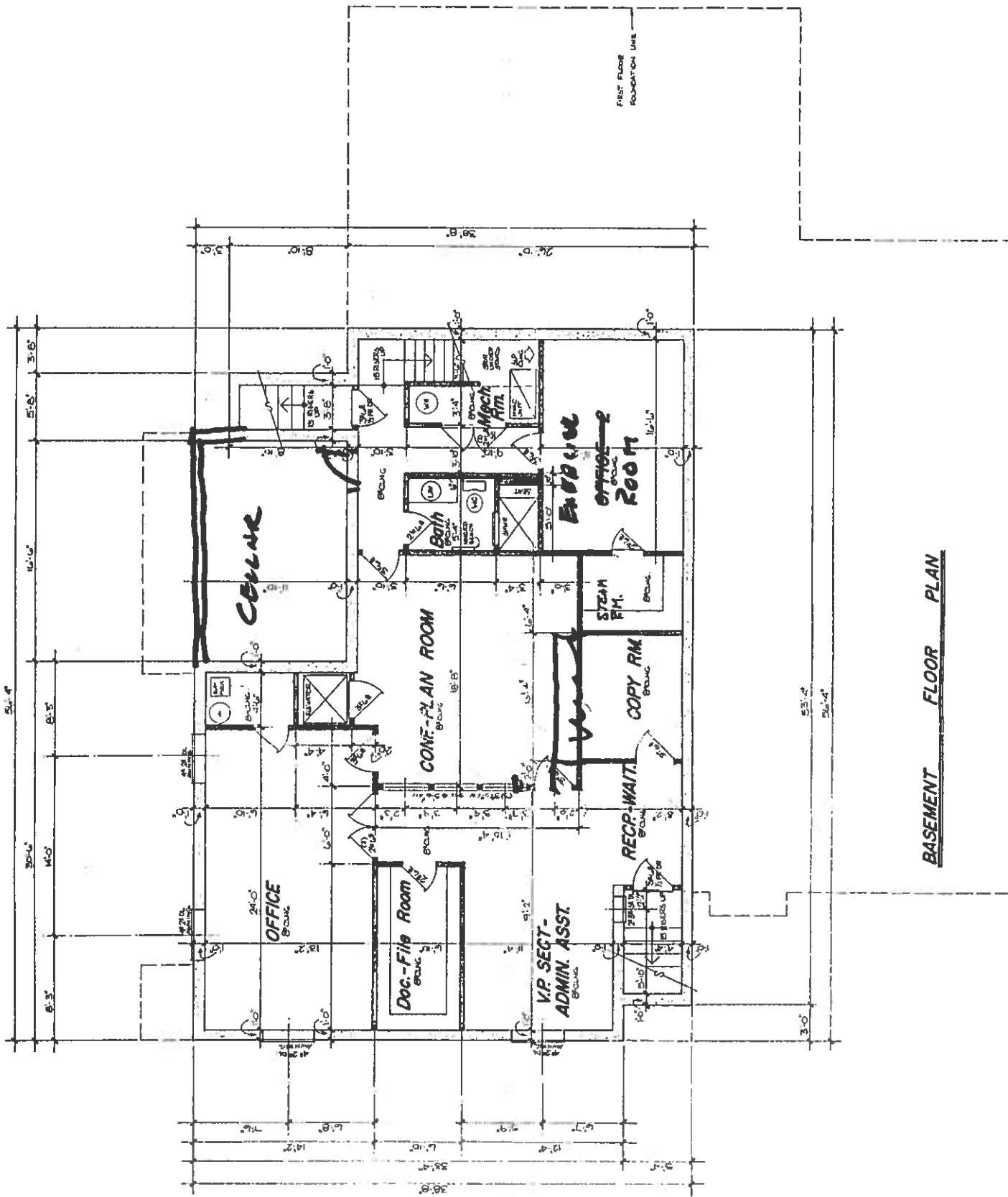
SHEPHERD

**FIRST FLOOR PLAN 1/4"**

NOTE:  
ALL EXTERIOR WALLS TO BE 1/2" THICK FIRST FLOOR AS SHOWN



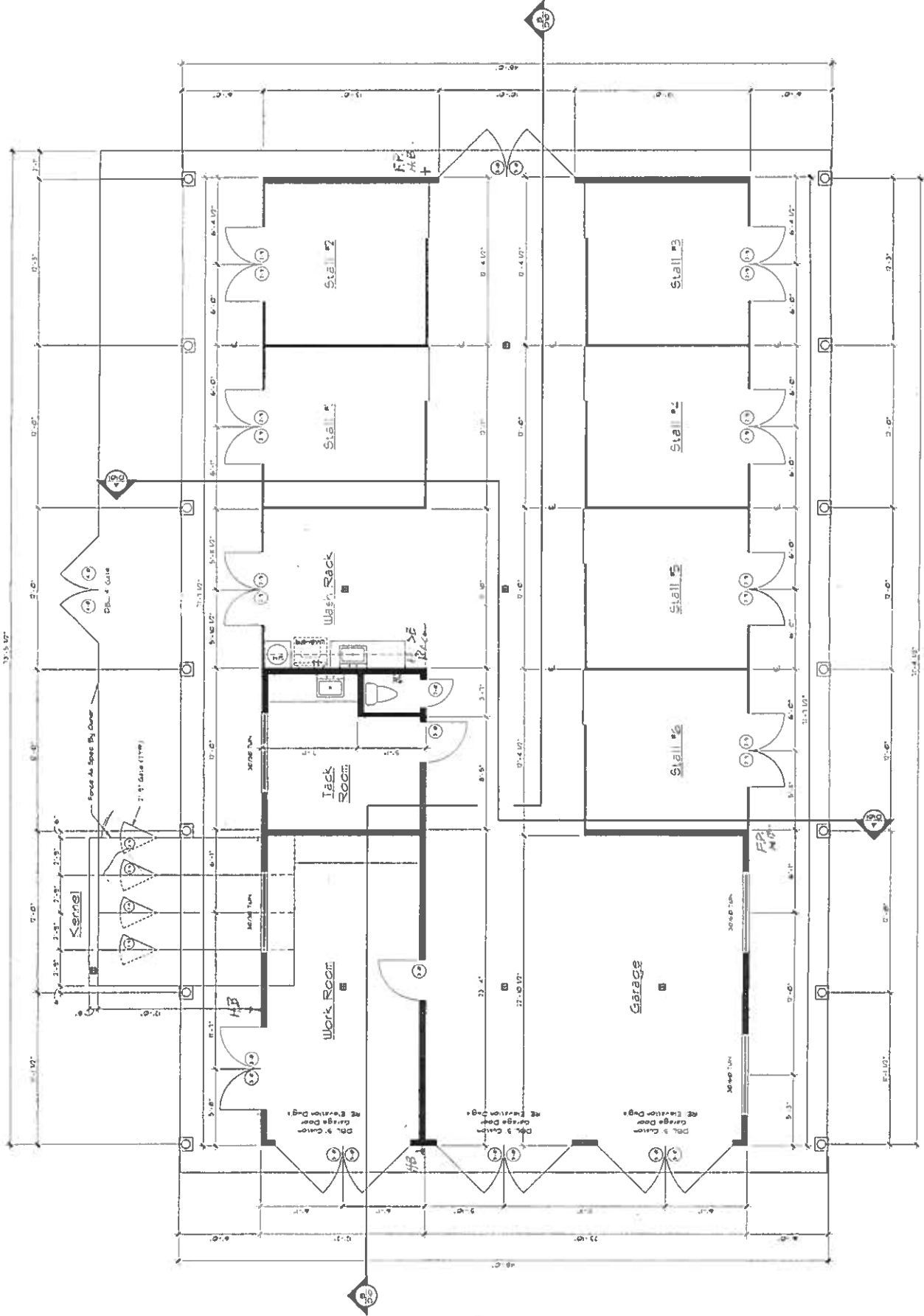
SECOND FLOOR PLAN 1/4"



BASEMENT FLOOR PLAN







STABLE FLOOR PLAN

1	2	3	4	5	6

2205 ARPLEY ROAD #10

SD

Floc

1	2	3	4	5	6