

# 8533 FALLOW RUN

SAFARI WATERS RANCH

LARUE, TEXAS 75770



The “NEST” on 4.98 magical acres where solitude, quality and casual elegance surround you! Located in the renown Safari Waters Ranch, a gated 1,800 acre community with access to three fantastic fishing lakes and where zebras and deer wonder, this special custom home is a must to see! Two ensuites with two baths with the finest of amenities including a separate media room, garden room and a kitchen with large island all lead to a spacious, comfortable gathering place for entertaining and family fun.

For the RV family, an 18' x 45' RV shed and a 20' x 22' garden shed (\*she shed) is on-sight complete with adequate electric supply.

Capture the resort-like lifestyle as you enjoy crushed granite and gravel open patios and walkways which wind throughout flowering gardens featuring perennials and native plants.

This two bedroom, two and a half bath home is not a home, but designed to be a property where life is enjoyed to the fullest. Come explore and be prepared to adore!







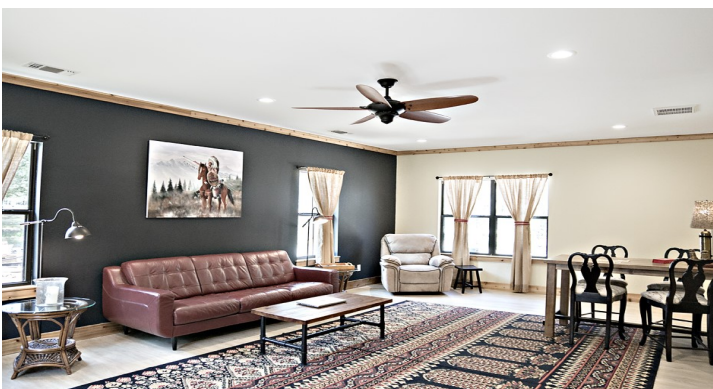
Front View of Home



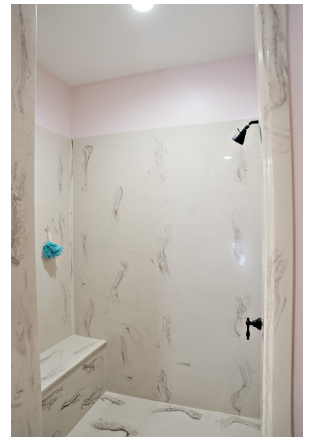
Pictured Above—View from Front Entry & Kitchen Overlooking Living Room. Pictured Right—Living Room, Garden Room & Kitchen



Pictured Above—Kitchen, Pantry and Dining Room. Pictured Below—Game Room







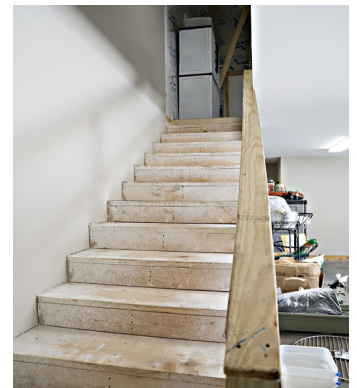
**Pictured Above—Master Bedroom & Master Bath. Pictured Below—Guest Bedroom & Garden Room**







**Pictured Above**—Hall Alcove/Mud Room, Guest Bath, Utility Room & Front Entry from Living Room/Kitchen Area. **Pictured Below**—Half Bath, Attic/Craft Room & Storage Area, and Front Porch Area & Entrance





[illegible]

20x22  
Sue Blue

Frederick J. Anderson

2647  
+ 422 GR  
3069

Front porch  
to be scanned

1805g. 54.

Garage 183 59 feet

\* SPS-See Above

WIPED

ANAL DATA	
HEARTWOOD - DBE LEVEL	SWT 70 lbs Above
HEARTWOOD - UPPER LEVEL	9
TOTAL HEARTWOOD	NMT

AREA DATA	
HEATING COOL - BAY LEVEL	2947
HEATING COOL - UPPER LEVEL	0
TOTAL HEATING COOL	2947
POOLING POOLING	140
POOLING POOLING	422
POOLING POOLING	97
POOLING POOLING	603
TOTAL AREA UNDER POOL	2999

Approx. Room Sizes	
Covered & screened front porch	11'4" X 20'
Entry hall	11'11" X 6'7"
Dining room	15'9" X 12'2"
Coffee bar	4'3" X 5'1"
Kitchen living area	20' X 18'
Kitchen	13' X 17'8"
Walk-in pantry	4'3" X 7'8"
Garden room	20'5" X 19'
Guest bedroom	12'2" X 12'10"
Guest bath sink area	7'4.5" X 4'8"
Guest bath water closet	5' X 7'4"
Guest walk-in closet	5'2" X 7'10"
Powder room	6'8" X 3'3"
Mudroom	10'3" X 3'8"
Laundry room	8'5" X 5'8"
Master bedroom	16' X 18'7"
Master bath	5'3" X 15'8"
Master water closet	3'2" X 5'1"
Master closet	6'8" X 12'1"
Inner master safe closet	3'10" X 3'2"
Media room	15'6" X 26'10"
Media room TV niche	5'4" X 10'2"



**Rustic Modern Farmhouse** with an open floorplan emphasizing warm neutrals and earth tones on five acres of mixed hardwoods (with a secret water view across the road), pines and a wild flower meadow. This property has ATV trails with free roaming exotic and native animals (as well as paved streets to hike, bike or ride throughout the community).

**NOTE: Safari Waters Ranch** is an 1800-acre gated ranch, POA, with three stocked lakes, security and protected wildlife.

- 2 Bedrooms (both with ensuites), plus 1-half Bath, Kitchen & Living area, Garden Room, Formal Dining or Office Space, Media Room, Mud Room, Laundry and a Screened front porch with roll-up vinyl shades that protect your furnishings during inclement weather. Additionally, in the 2-car garage there is Craft/storage space with a staircase to the attic, RV Shed/Workshop with LED shop lighting and a metal "She Shed" (or garden tool storage area). The home was built in 2019 on a slab foundation with mixed Hardie board siding and 30-yr. shingle roof and cedar accents.
- LED canned lights throughout, 14-foot vaulted ceilings in Living area and garden room, 9-foot ceilings throughout remainder of home
- All ceiling fans have a reverse mode switch for air flow seasonal comfort
- 2 blade propeller fans in both kitchen-living area and garden room operate via a wall switch or remotes. The garden room has shades that work from the top down or bottom up.
- Master bedroom lighted fan operates via wall switch, and the French doors also have a French screened door, the master closet offers a closet within for protection during threatening weather conditions and the bath has custom cultured marble sink and shower.
- Media room fan operates with sliding wall-switch to adjust speed of air flow
- Attic craft-room fan (operates via wall switch at bottom of staircase)
- All bathrooms have vented fans that operate via wall switches
- Cedar baseboards, crown moldings, and beams. All window shades remain with home.
- Luxury Vinyl Plank (LVP) flooring throughout the home
- Leathered granite countertops with rolled edges in kitchen and on coffee bar, both walk-in (light-on) and pull-out pantries, copper tinted whirlpool range, microwave, refrigerator with automatic icemaker & filtered water and dishwasher. There's an extra-large island with a black crushed-granite undermount duo sink, touchless faucet, and disposal. All cabinetry is flush-mounted, with furniture leg detail, under counter lighting and all the cabinets touch the ceiling throughout allowing for extra storage space. (NOTE: Stained glass fixture in pantry does not convey – it will be replaced.)
- Dining room light fixture offers a sliding dimmer-switch
- The laundry has copper toned Samsung appliances which also convey and a utility sink with folding area and extra storage
- The 2-car garage offers additional space for a spare refrigerator and freezer and a large broom closet under the stairs. The electric water heater is located in the garage and has been flushed regularly.
- There are up-lights on the front of the home and spotlights (spotlights also on RV shed) that work on timers, also solar lights and motion lights throughout the landscape. Dusk to dawn lights on RV shed and Master bedroom work on wall switch.



- A gravel patio surrounds the back of home and outer-buildings with a sturdy rubber curbing edge as needed for ease in maintenance.
  - Fenced vegetable garden space (to protect crops)
  - Fenced flower garden with perennials and native plants (to preserve landscape)
  - There is a water spigot at the front of the property to nurture the front gardens as well as four additional spigots on the home.
  - Two fire pits and one extra-large burn pit
  - The home and sheds include spray foam insulation for energy efficiency and resilience.
- Everything in the home operates through: Trinity Valley Electric Co-op (TVEC)
- Annual 2022 electricity average = \$192 month
  - Conventional septic system serviced in 2022
  - Water average = \$50.65 per month
  - Trash = \$20 per month
  - POA dues = \$58 per month
  - Taxes = \$524 per month with exemptions
- HVAC serviced in both spring/summer and fall/winter
  - Pest control serviced annually
  - Holiday lighting can be controlled from inside the home
  - Three automatic garage door openers and two key pads
  - A French drain was placed into the property to honor the natural drainage of the land
  - A shared electric easement allows for ease of turnaround with large deliveries, equipment and RV entry or exit
  - This home was built to code and includes: Great views throughout the home, smoke/fire detectors, GFI switches, gutters with downspout extenders and debris screens.

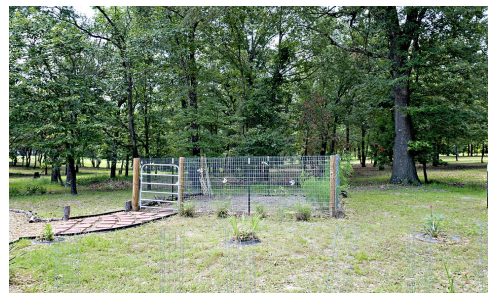
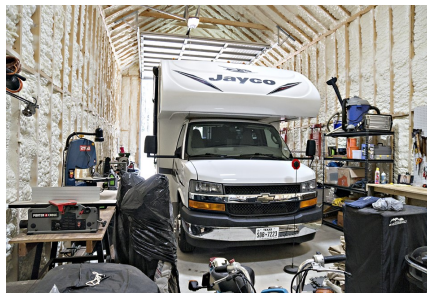


#### OTHER INFORMATION:

- Asking Price—See website for pricing.
- Utilities Available—
  - Electric—TVEC (972-932-2214)
  - Water—Aqua Texas (877-987-2782)
  - Trash—Ameri-Tex (903-839-1800)
- Taxes and Taxing Entities -
  - Henderson County
  - Athens ISD
  - Total Estimated Taxes—Approximately \$6,207.51 w/exemptions & approximately \$10,879.09 without exemptions per the Henderson County Appraisal District
- Property Owner's Association—Dues are approximately \$695.00 per year for maintenance of common areas, lakes, paths/roads, zebra barn, dams, etc.
- GPS Coordinates—
 

Latitude	32.135449999999999
Longitude	-95.720074999999994





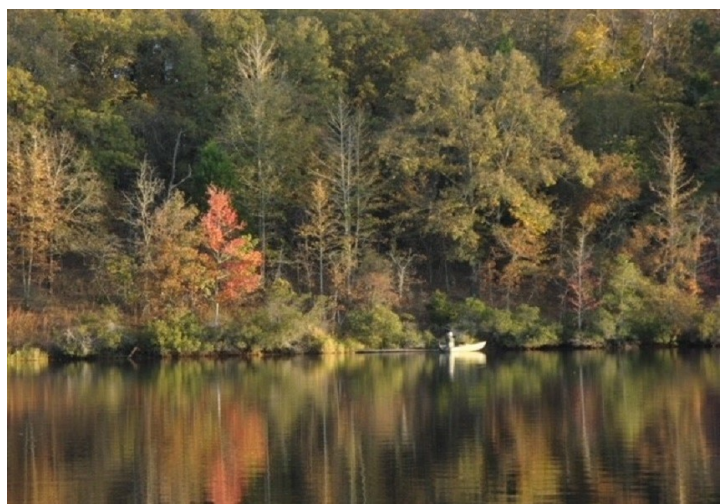








Typical Views  
Found At  
Safari Waters  
Ranch



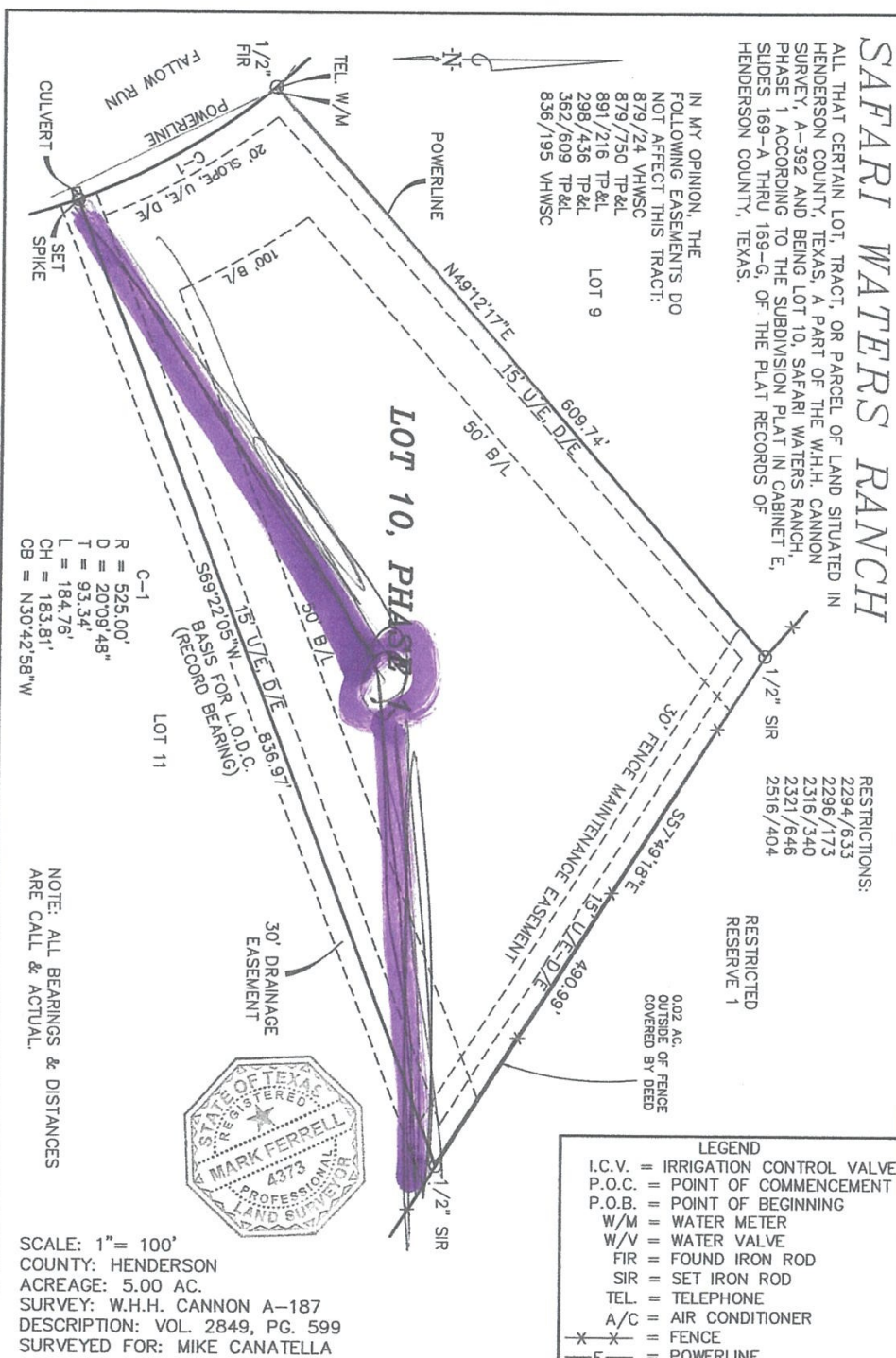


# SAFARI WATERS RANCH

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN HENDERSON COUNTY, TEXAS, A PART OF THE W.H.H. CANNON SURVEY, A-392 AND BEING LOT 10, SAFARI WATERS RANCH, PHASE 1 ACCORDING TO THE SUBDIVISION PLAT IN CABINET E, SLIDES 169-A THRU 169-G, OF THE PLAT RECORDS OF HENDERSON COUNTY, TEXAS.

IN MY OPINION, THE FOLLOWING EASEMENTS DO NOT AFFECT THIS TRACT:

879/24 VHWSC  
879/750 TP&L  
891/216 TP&L  
298/436 TP&L  
362/609 TP&L  
836/195 VHWSC



Revised 10/31/18  
Reflecting .02 outside fence (May. 175)  
waste land = 4.98 for developing area

836.97  
490.79  
609.74  
183.81



