

# 5270 Saddle Ridge Court



Well built custom home, guest house, shop building and two rock patios, all handicapped accessible. This beautiful property is a dream come true for a family who needs wheelchair accessibility and gorgeous outdoor space.

**See Website For Pricing**

Offered Exclusively By:

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**STEVE GRANT  
REAL ESTATE**



# Main House

- Completely ADA accessible
- Custom built in 2010
- Approximately 3,272 sq. ft.
- Slab foundation, frame construction, composition roof (new in 2024)
- 2 master suites, 1 guest bedroom
- Den/Main Living (16' x 21.5') open to kitchen and breakfast room, wood flooring, WBFP, built-ins
- Formal Dining (13' x 13.5') wood flooring
- Office (16' x 14.5') wood flooring
- Kitchen (15' x 16') tile flooring, custom cabinets, granite countertops, stainless steel appliances, middle island, breakfast bar
- Breakfast Room (12' x 10') off the kitchen, tile flooring, built-in hutch
- Laundry Room (9' x 11') tile flooring, built-in cabinets, sink
- East Master Bedroom (14' x 18') carpet, ensuite bath (10.5' x 13') with tile flooring, garden tub, separate shower, 7' x 10' walk-in closet
- West Master Bedroom (16.5' x 17') wood flooring, 7' x 10' closet with auto open door, ensuite bath (10.5' x 11') with tile flooring, large roll-in shower
- Guest Bedroom (11' x 11.5') carpet
- Guest Bath is across the hall from guest room
- Bonus Room Upstairs (10' x 24') carpet
- Garage (24' x 22') oversized, double auto door, utility closet
- Large covered front porch
- Screened back porch (15' x 21')
- Rock patio is wheelchair accessible
- All sidewalks are wide for a wheelchair
- Additional patio below main house
- Central electric heat and air (2 units)
- Aerobic septic system
- Electric water heater







Den / Main Living



Kitchen



## Formal Dining



## Office



## Guest Bedroom



## Bonus Room Upstairs





## Master Bedroom and Ensuite Bath



## Second Master Bedroom





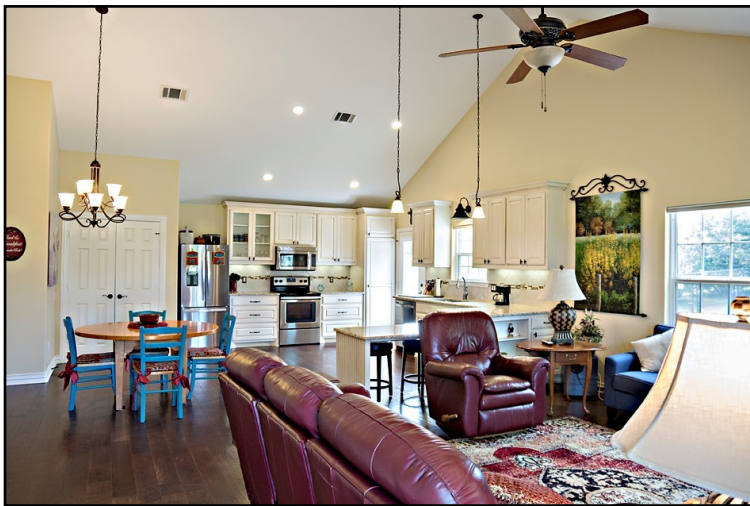
## Second Master Bedroom Ensuite Bath





# Guest House

- Custom built in 2013
- Approximately 1,218 sf
- Slab foundation, composition roof, frame construction
- 2 bedrooms, one bath, open floorplan
- Living/Kitchen/Dining (21' x 31') wood flooring, custom cabinets, granite countertops, dishwasher, range, microwave/vent
- Bedroom 1 (11' x 15') carpet
- Bedroom 2 (11' x 15.5') carpet
- Bathroom with a tub and separate shower
- Stackable washer/dryer closet in kitchen
- 18' x 45' concrete pad for parking
- Dog run (approximately 20' x 3') coated chain link fencing
- Central electric heat and air
- Aerobic septic system
- Tankless, electric water heater



*All measurements are approximate. This material is based upon information which we consider reliable, but because third parties have supplied it, we cannot represent that it is accurate or complete and it should not be relied upon as such. This brochure is subject to errors and omissions and the property is subject to change of price or withdrawal without notice.*







# Metal Shop Building

- Approximately 37' x 22' with 16' x 20' wing on the side
- Insulated
- 1 Double garage door with auto opener
- 1 Single garage door Custom built in 2013





# View of the Grounds





# Additional Information

## Utilities

- Water: Bethel Ash Community Water Supply (Buyer has to pay \$100 transfer fee or purchase a new meter/membership)
- Electric: Oncor service area. Currently with Discount Power
- Internet: Brightspeed
- Trash: Live Oak

## Restrictions | Easements | HOA Information

- Subject to all restrictions and covenants of Waters Edge Ranch Phase I. For more information go to [www.watersedgeranchpoa.com](http://www.watersedgeranchpoa.com) or contact our office for a copy
- Easements: Subject to any of record
- HOA: Annual Dues: \$695.00
- HOA Management Company: Goodwin & Company (855-289-6007)













