



30.02+/- ACRES
801 MICKLE CREEK RD
MEDINA, TX 78055



MAIN HOUSE FEATURES -

- 2,000+/- SQFT TIMBER FRAME HOME WITH CORDWOOD WALLS AND UNIQUE ACCENTS
- GREAT ROOM IN THE CENTER OF THE HOME WITH A CATHEDRAL CEILING, EXPANSIVE WINDOWS, AND A HIGH-EFFICIENCY WOOD-BURNING FIREPLACE, CREATING A WARM, OPEN SPACE FOR LIVING, DINING, AND ENTERTAINMENT
- LONG LEAF PINE FLOORS THROUGHOUT
- KITCHEN ADJACENT TO THE GREAT ROOM, FEATURING CYPRESS WOOD CABINETS, GRANITE COUNTERTOPS, AND CERAMIC TILE FLOORING
 - PROPANE-POWERED GAS RANGE
 - STAINLESS STEEL ELECTRIC APPLIANCES (REFRIGERATOR AND DISHWASHER)
 - SEVERAL LARGE BUILT-IN PANTRIES FOR STORAGE
 - SEPARATE PANTRY STORAGE ROOM (8' X 7') WITH A FREEZER, IDEAL FOR STORING PRODUCE FROM THE GARDEN
 - LAUNDRY CLOSET CONVENIENTLY LOCATED IN THE HALLWAY
- EAST PRIMARY SUITE (17' X 13') FEATURES:
 - CATHEDRAL CEILINGS AND ABUNDANT NATURAL LIGHT
 - WALK-IN CLOSET AND A COZY READING NOOK WITH A VIEW OF THE GARDENS

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MAIN HOUSE FEATURES CONTINUED -

- ACCESSIBLE MASTER BATH WITH ETCHED GLASS SLIDING DOORS, TILE VANITY, WALK-IN SHOWER, AND HEATED CERAMIC TILE FLOORS
- WEST PRIMARY SUITE INCLUDES:
 - A SPACIOUS OFFICE AND LIBRARY WITH CUSTOM-BUILT TEAK DOORS AND SHELVING
 - EXTERIOR ACCESS VIA A GLASS DOOR
 - ENERGY-EFFICIENT PROPANE HEATER AND DAIKIN MINI-SPLIT SYSTEM
 - SLATE TILE BATHROOM WITH GLASS AND SLATE TILE SHOWER, AND DUAL REACH-IN CLOSETS

TEA HOUSE FEATURES -

- PEACEFUL RETREAT OVERLOOKING GARDENS AND A WATER FEATURE
- SLIDING GLASS DOORS TO INVITE NATURAL BREEZES, AND A MINI-SPLIT SYSTEM FOR HEATING AND COOLING AS NEEDED
- HIGH CEILINGS WITH TEAK ACCENTS CREATING A SERENE AND OPEN ATMOSPHERE
- EQUIPPED WITH AN EXTRA-DEEP FITNESS SERIES HOT TUB
- CONSTRUCTED FROM WOOD, FEATURING UNIQUE DESIGN ELEMENTS AND A METAL TILE ROOF

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OTHER IMPROVEMENTS -

- SOLAR BARN WITH A MULTI-PURPOSE DESIGN:
 - COMBINATION GREENHOUSE, WORKSHOP, AND CHICKEN COOP
 - FEATURES A METAL ROOF WITH AN INTEGRATED SOLAR PANEL INSTALLATION
 - THE CHICKEN COOP INCLUDES OUTDOOR RUNS ON THE NORTH SIDE
- ADDITIONAL BARN WITH A DRIVE-THROUGH CENTER FOR VEHICLE PARKING AND STORAGE:
 - HOUSES THE WATER PRESSURE TANK, TOOLS, AND EQUIPMENT
 - SCREENED ROOM OVERLOOKING THE WOODS, WHICH WAS FORMERLY USED AS AN ARTIST STUDIO AND NOW FUNCTIONS AS A WORK-OUT ROOM
- LARGE VEGETABLE GARDEN WITH MULTIPLE RAISED BEDS, TRELLISES FOR VINE-GROWING, AND A SCREENED AREA FOR PLANTS REQUIRING LESS SUNLIGHT
 - ESTABLISHED FRUIT TREES AND WATER LINES RUNNING THROUGHOUT THE GARDEN, ENSURING PLANTS STAY NOURISHED
- MICKLE CREEK WINDS INTERMITTENTLY THROUGH THE LOWER PORTION OF THE PROPERTY, PROVIDING A NATURAL WATER SOURCE FOR WILDLIFE AND A POTENTIAL SWIMMING HOLE FOR HUMANS

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OTHER IMPROVEMENTS CONTINUED -

- IN WETTER SEASONS, THE CREEK FILLS AND FLOWS, CREATING A PEACEFUL ATMOSPHERE
- PROPERTY IS UNDER A WILDLIFE EXEMPTION, WHICH HELPS CONSERVE NATURAL HABITAT WHILE PROVIDING SUBSTANTIAL TAX BENEFITS
 - THE WILDLIFE MANAGEMENT PLAN IS AVAILABLE FOR REVIEW AND INCLUDES HABITAT AND EROSION CONTROL, SUPPLEMENTAL FOOD AND WATER FOR SONGBIRDS, AND AN ANNUAL BIRD AND BUTTERFLY CENSUS

ECO FRIENDLY FEATURES -

- 12.5 KW SOLAR PANEL SYSTEM INSTALLED ON THE BARN, TIED TO THE GRID, AND SUPPORTED BY A TESLA POWERWALL BACKUP BATTERY SYSTEM, ENSURING ENERGY EFFICIENCY AND RELIABILITY
 - ENGINEERED BY BANDERA ELECTRIC COOP
- EXTENSIVE RAINWATER HARVESTING SYSTEM WITH 49,000+/- GALLON STORAGE CAPACITY SPREAD ACROSS TWO TANKS
 - FILTRATION SYSTEM ALLOWS THE HARVESTED RAINWATER TO BE USED FOR PERSONAL USE INSIDE THE HOME
- 600+/- FT DEEP WELL DRILLED IN 2005

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ECO FRIENDLY FEATURES CONTINUED -

- EXTENSIVE WATER LINES THROUGHOUT THE PROPERTY TO SUPPORT GARDENING AND LANDSCAPING

OTHER PROPERTY FEATURES -

- 30 ACRES OF HILL COUNTRY LAND, NESTLED BETWEEN LARGE RANCHES FOR ULTIMATE PRIVACY, WITH NO NEARBY NEIGHBORS
 - A BLEND OF 15+/- ACRES OF LOWER LAND AND 15+/- ACRES OF HILLSIDE AND HILLTOP, OFFERING A VARIETY OF LANDSCAPES AND STUNNING VIEWS
- APPROXIMATELY 10+/- ACRES OF THE LOWER PORTION ARE PARTIALLY HIGH-FENCED TO PROTECT VEGETABLE GARDENS AND LANDSCAPING FROM DEER AND OTHER WILDLIFE
- SURROUNDED BY STATELY TREES AND LUSH GARDENS, WITH TWO TRANQUIL WATER FEATURES NEAR THE HOME
- FIELDS OF WILDFLOWERS BLOOM IN SPRING AND EARLY SUMMER, ADDING VIBRANT SEASONAL BEAUTY TO THE PROPERTY

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LOCATION INFORMATION -

- LOCATED IN MEDINA IN BANDERA COUNTY JUST OFF FM 2107, WITH EASY ACCESS TO NEARBY TOWNS:
 - 30 MINUTES TO BOTH BANDERA AND KERRVILLE
 - 1.5 HOURS TO DOWNTOWN SAN ANTONIO
- MEDINA RIVER IS NEARBY, PERFECT FOR WADING, TUBING, AND SWIMMING

****THE INFORMATION HEREIN HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE BUT HAS NOT BEEN VERIFIED OR GUARANTEED FOR ITS ACCURACY. POTENTIAL PURCHASERS AND/OR THEIR AGENTS TO VERIFY ALL INFORMATION INCLUDING BUT NOT LIMITED TO: MEASUREMENTS, TAXES, ACCOUNTS, DESCRIPTIONS, SCHOOLS, ZONING, RESTRICTIONS, EASEMENTS, ETC. POTENTIAL PURCHASERS HAVE THE SOLE DUTY OF DUE DILIGENCE TO RESEARCH THE PROPERTY.****