

\$1,270,000 - 304 Private Road 2535, Mico

MLS® #1473117

\$1,270,000

4 Bedroom, 4.00 Bathroom, 5,575 sqft
Farms and Ranches on 50.21 Acres

N/A, Mico, TX

Beautiful Mike Holloway Custom! Won the Prestigious 2010 Summit Award for Best Rural Home. 50 Ag Exempt Acres. Super Low Taxes! Approx. One Acre is ranch fenced around the house. Amazing gated neighborhood which features private lake access at Medina Lake. Boat dock, ramps, pavilion and playground. Lovely front courtyard which has water feature option. Walk through your custom Durango iron doors into a gorgeous rotunda with decorative tile flooring and tile accents and beautiful domed 22' high designer ceiling. This home features Media room, game room, two separate offices and three bedrooms or one office and 4 bedrooms (as one room has double doors and a closet), and two dining areas. Game room has a wet bar and comes complete with a pool table. Media room includes flat screen and projector. Formal Dining has wood floors and triple recessed ceiling. Upgraded lighting throughout. Porcelain tile and real bamboo wood flooring. French doors throughout. Chef's kitchen features a Wolf 6 burner gas range and custom range hood. Stainless double ovens, high grade granite counters, and huge island with vegetable sink round out this kitchen. There is also an over sized Stainless Sub Zero, breakfast bar, and wine fridge. The butler pantry has a wine rack, glass cabinets, and granite counters. Architectural features throughout along with art niches. The three fireplaces located in the family room, master, and outdoor patio, will



keep you warm and cozy in the winter. Split spacious master retreat has sitting area, wood floors, and double doors to the lovely outside flagstone patio with panoramic views.

Luxurious master bath has freestanding whirlpool tub and an over sized shower with dual shower heads. His/hers commodes. Spacious walk in closet with built ins. Cool off in your Keith Zars pool with Pebble Tec finish. Huge outdoor tiled patio with wood beamed ceiling and fans. Plumbed for outdoor kitchen.

Huge utility room has lots of cabinets and additional shower. This home was built with 2x6 construction, foam insulation, and has a lifetime barrel tile roof. There are 3 central HVAC's and 2 water heaters. Water softener and RO system. There is an abundance of natural wildlife and oak trees. Hunting is permitted. Make this beautiful Mountain Valley Ranch home yours today! HOA link www.sanditen.com/mountain-valley-ranch-1.

Built in 2009

Essential Information

MLS® #	1473117
Price	\$1,270,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	5,575
Acres	50.21
Year Built	2009
Type	Farms and Ranches
Sub-Type	Farm/Ranch
Status	Pending

Community Information

Address	304 Private Road 2535
Subdivision	N/A

City	Mico
County	Medina
State	TX
Zip Code	78056

Amenities

Utilities	Cable TV, Electricity, High Speed Internet, Telephone, Water
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Exterior

Exterior Features	Garage, House, Pool/Deck
Lot Description	Ag Exempt, Hunting Permitted, Mature Trees (ext feat), Partially Wooded, Pasture, Raw Land
Construction	Stucco

School Information

District	Hondo ISD
Elementary	Meyer Elementary
Middle	Mc Dowell
High	Hondo

Listing Details

Listing Office	RE/MAX Realty Advantage
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