



## 962 MAXIMINO RIDGE – BELLE OAKS RANCH

**\$1,197,000**

**4 BEDROOMS, 3.5 BATHS, 3 CAR GARAGE, 3,400SQFT OF LIVING SPACE & TOTAL OF 4,800SQFT UNDER ROOF**

**TEXAS HILL COUNTRY HOME LOADED W/EXTRAS ON 1.01 ACRES WITH BEAUTIFUL OAKS TREES THROUGHOUT**

**MASTER SUITE - STUDY/OFFICE - LARGE MEDIA/GAME ROOM - PATIO WITH OUTDOOR KITCHEN AND FIREPLACE**

**GRAND FRONT ENTRY - OPEN KITCHEN & DINING - GREAT ROOM W/FIREPLACE**

- Rock & Stucco Exterior
- Insulated Garage w/Insulated Garage Doors
- Double Glazed, Argon Filled, Low-E Windows
- Pre-Plumb for Water Softener
- Smart Home Ready w/Digital WI-FI Enabled Entry Lock & Thermostats
- Under and Upper Cabinet Lighting
- Digital Z-Line Appliances; Double Oven, 6-Burner NG Stove Top, Dishwasher, Microwave
- 36" Cosmo Linear Indoor NG Fireplace in Great Room
- Luxury Laminate Scratch Resistant Flooring
- Garden Tub in Master Bath
- Unique Ceiling Designs for Each Room w/Ceiling Fans and LED Lighting
- Mud Room & Large Laundry Room w/Utility Sink and Space for extra Freezer & Refrigerator
- Outdoor Soffit Lighting
- Spray Foam Insulation for Year Around Comfort
- Dual Air Conditioning and Heating Systems
- Tankless Water Heater w/Recirculation System
- Active Security System and wired for Cameras
- Wired for Surround Sound system
- Upgraded Cabinetry Throughout w/Upper Glass Door Cabinets in Kitchen
- Unique Quartz & Granite Countertops
- Wet Bar in Game Room w/Wine Cooler
- 4 Panel Slider Patio Door Opening Up to Great Room
- Wet Area Tile & Walk in Showers
- Professionally Designed by BP Designs
- Large Walk-In Closets in Each Room
- 8'x6' Luxury Custom Iron Front Door by Colonial Doors
- Rock & Granite Outdoor Kitchen w/Stainless Steel Blaze Grill & Mini Refrigerator
- Landscaping package, Sod, & Irrigation

**More Info: <https://www.JDCHTexas.com>**



**Joe @ (405) 831-1792  
Dan @ (210) 621-7786**

