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813 Court Avenue

9.24 acres, Fort Davis, Texas

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813 Court Avenue

1,944 Sq. Ft.
3 bed/1.5 bath with 1bed/1 Bath Guest Casita
9.24 +/- acres
Jeff Davis County, Texas

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Location

Located in Fort Davis, Texas this historic Court Avenue adobe house and property sets on the slope and at the foot of Sleeping Lion Mountain. Today, 813 Court Avenue has been completely renovated for modern living. The three bedroom, one and one half bath, 1,944 square foot adobe home retains the Arts and Crafts charm of its original construction. Period architectural details abound including 12-foot ceilings, encased hardwood doors and windows, tile floors, rustic fireplace, built-in closets, shelves and cabinets. Updates to the home include new roof, replaced plumbing and electric, charming kitchen, laundry area, pergola covered outdoor dining area and back deck.

Acreage

9.24 +/- Acres in Jeff Davis County

Description

The exterior stone walls, constructed in 1903, are of locally quarried stone, the same stone used in the officer quarters at the fort thirty years before. The house echoes the solid appearance of the Fort Davis officer quarters of the 1880's, Harry Grierson's childhood home sitting at the foot of Sleeping Lion Mountain with views of unusual rock formations and the open vistas beyond. Even though located within the town limits of Fort Davis, the home has the quiet and secluded feel of the country.

Guest House and Gardens

The exterior of the house gets even more interesting as the house was built within a large boulder field with hidden porches, walkways and landscaped native gardens. There is a separate spacious one bedroom one bath private guest casita and a variety of paths and walkways, notably one primitive path you can hike all the way to the top of Sleeping Lion Mountain and beyond. The native gardens were designed by Beth Francell from Fort Davis within rock lined beds which makes this space into a private botanical garden right at your front door.

About the Property

813 Court Avenue includes a large 9.24 acre lot with both sides of the access road providing enhanced privacy to the home site. This property is landscaped with beautiful mature trees and native plants along with natural boulders, palisades, rocks and vegetation. The property includes the massive cliffs behind the property all the way to the rim and very close to Fort Davis National Historic Site which is owned and operated by the National Park Service. The view behind the house includes this ownership as well as other protected property and other

land purchased by the National Park Service. There is an easement to a 4-wheel drive road that allows this property owner access to drive up Sleeping Lion Mountain where you can easily hike the upper acreage. Views from up top are amazing and the property is teaming with wildlife and native Chihuahuan Desert plants, trees, grasses, and flowering cactus.

If you are looking for a permanent residence or a part-time retreat in the mountains of West Texas this unique one-of-a-kind home and acreage will not be found anywhere else in the Davis Mountains. Contact King Land & Water to schedule your private showing.

Price

REDUCED TO $875,000.00 from $950,000.00
Furnishings will convey with purchase.

Contact

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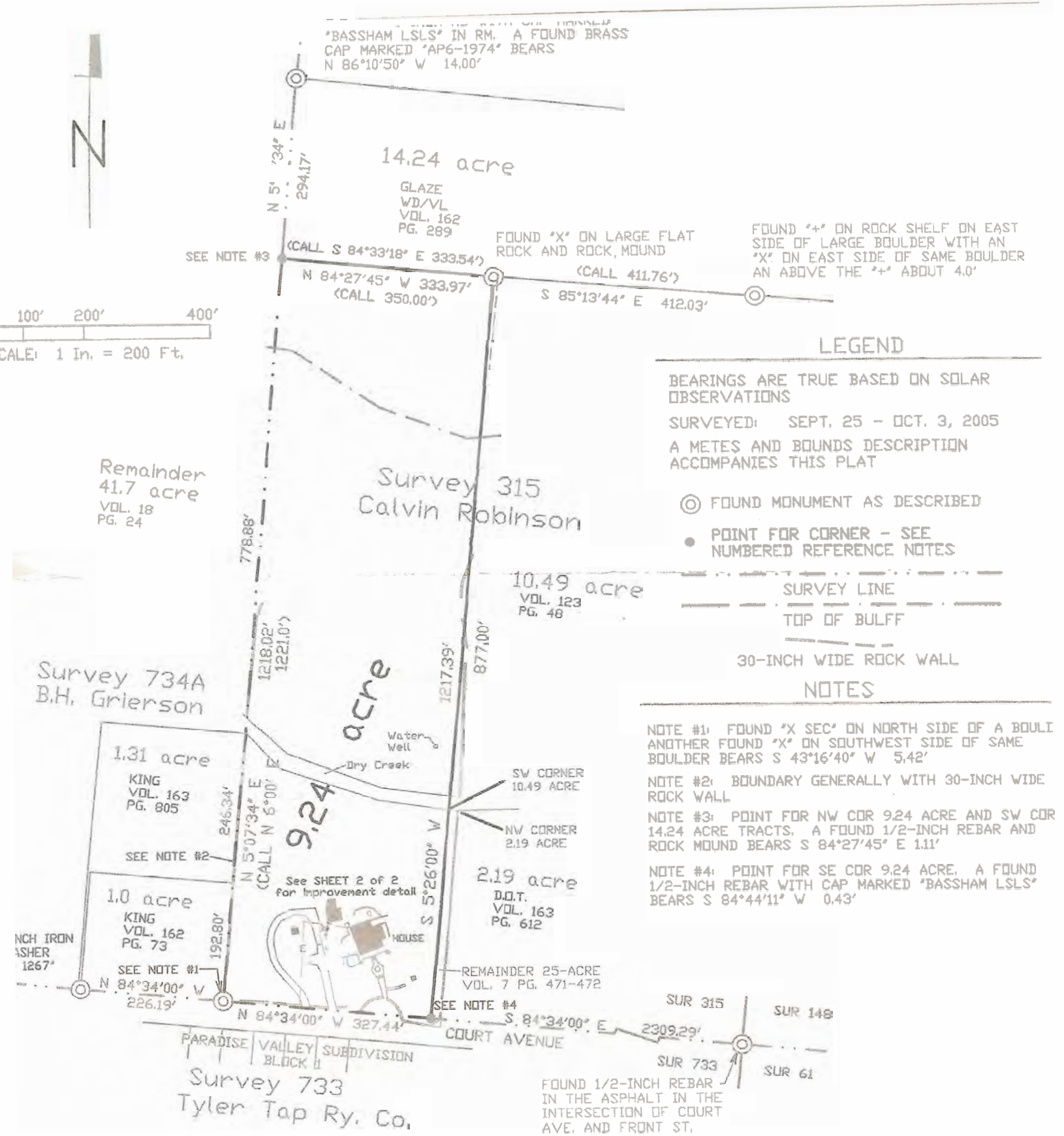
Disclaimer
This Ranch offering is subject to prior sale, change in price, or removal from the market without notice. While the information above was provided by sources deemed reliable, it is in no way guaranteed by the broker or agent.



LEGEND

BEARINGS ARE TRUE BASED ON SOLAR OBSERVATIONS

SURVEYED: SEPT. 25 - OCT. 3, 2005

A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT

◎ FOUND MONUMENT AS DESCRIBED

● POINT FOR CORNER - SEE NUMBERED REFERENCE NOTES

SURVEY LINE

TOP OF BULFF

30-INCH WIDE ROCK WALL

NOTES

NOTE #1: FOUND "X SEC" ON NORTH SIDE OF A BOULI ANOTHER FOUND "X" ON SOUTHWEST SIDE OF SAME BOULDER BEARS S 43°16'40" W 5.42'

NOTE #2: BOUNDARY GENERALLY WITH 30-INCH WIDE ROCK WALL

NOTE #3: POINT FOR NW COR 9.24 ACRE AND SW COR 14.24 ACRE TRACTS. A FOUND 1/2-INCH REBAR AND ROCK MOUND BEARS S 84°27'45" E 1.11'

NOTE #4: POINT FOR SE COR 9.24 ACRE. A FOUND 1/2-INCH REBAR WITH CAP MARKED "BASSHAM LSLS" BEARS S 84°44'11" W 0.43'

NOTE:
AS REFLECTED BY FIRM (FLOOD INSURANCE RATE MAP) COMMUNITY-PANEL NUMBER 481251 0550 B, EFFECTIVE DATE: 7/18/85 PARADISE VALLEY SUBDIVISION IS IN A ZONE C - AREA OF MINIMAL FLOODING

NOTE:
THERE WAS NO EVIDENCE OF PHYSICAL EASEMENTS FOUND OTHER THAN THOSE SHOWN ON THIS PLAT, i.e., ELECTRIC LINES, DRIVEWAY, ETC.

I HEREBY CERTIFY THAT THIS PLAT WAS BASED ON AN ACTUAL SURVEY MADE ON THE GROUND BY ME AND THAT THE LINES AND CORNERS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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Main Living Area

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Dining

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Kitchen

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Master Bedroom

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Den/Second Bedroom

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Main Bathroom

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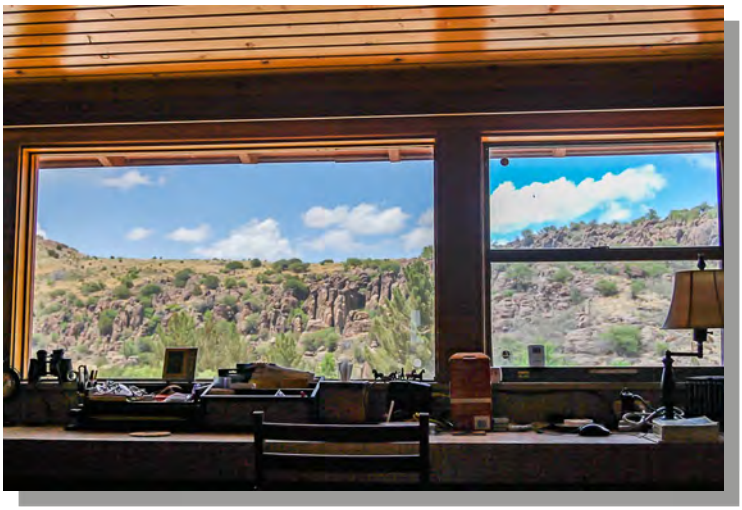

Den/2nd Bedroom

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Guest Casita

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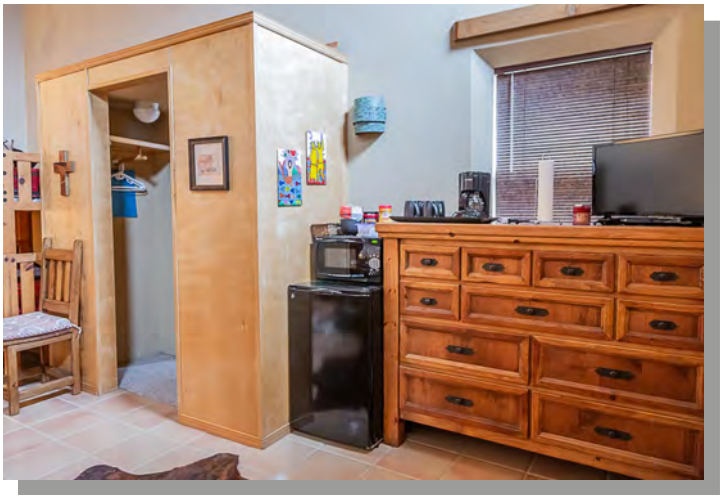

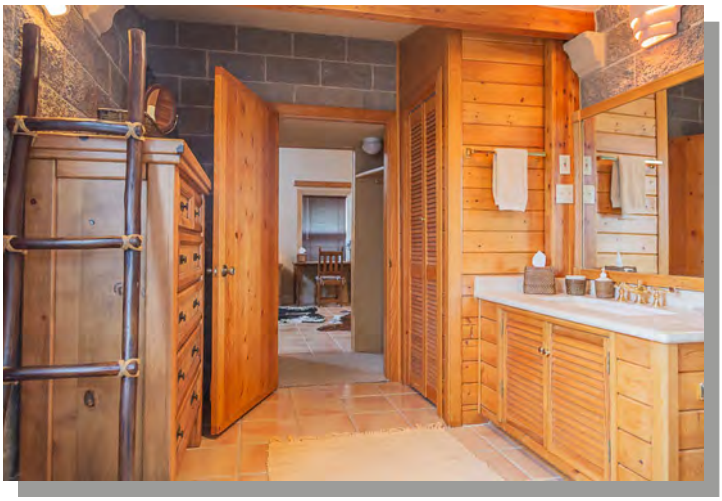

Guest Casita

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Outdoor Living Space

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