



Protecting Clients. Conserving the Land.

813 Court Avenue

1,944 Sq. Ft.

2 bed/1.5 bath with 1 bed/1 bath Guest Casita

9.24 +/- acres

Jeff Davis County, Texas



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Protecting Clients. Conserving the Land.



Description

Located on 9.24 acres in Fort Davis, Texas this historic Court Avenue adobe house and its guest house are a piece of heaven in the West Texas Davis Mountains. The houses are nestled in huge natural boulders on the south slope of Sleeping Lion Mountain. Today, 813 Court Avenue has been completely renovated for modern living. The house has two bedrooms, a study and one-and one-half baths. The 1,944+/- square foot adobe home retains the charm of its 1914 construction. Period architectural details abound including 10 foot ceilings, encased hardwood windows and arched doors, rock fireplace, tile flooring through-out, built-in closets, shelves and cabinets, and abundant storage room. Updates to the home include updated plumbing, electric, roof, charming kitchen, laundry area, skylight, and back deck. There are many intimate sitting and lounging patios, porches and outdoor dining areas which surround the house- all nested within the giant boulders. Perfect for entertaining! The property is bordered by Sleeping Lion Mountain and three beautiful irreplaceable hip-high dry stacked natural stone walls.





Historic Background

According to "Early Homes and Buildings of Fort Davis, Texas" by Mildred Bloys Nored and Jane Wiant, E.P. Hill built the adobe home in 1914 and sold it six years later to Carl Raht, who while living there wrote his book "Romance of the Davis Mountains and Big Bend Country". The home was sold to Warren D. Bloys in 1922 and at that time had several bedrooms, a fireplace, and a sunroom surrounded by windows. A unique wall of stacked stone outlined the property. The W.D. Bloys estate sold the home in 1945. Through the years the home has been modernized and the exterior improved upon to create the exquisite property it is today.



Acreage

9.24 +/- Acres in Jeff Davis County







Guest House and Gardens

The separate 565+/- square foot guest house has one large bedroom and living area, a huge bath area, separate air conditioning and heater. The houses were built within a large boulder field with hidden porches, landscaped native gardens, walkways and hiking trails, one of which meanders to the top of Sleeping Lion Mountain and leads to the Fort Davis National Historic Site, Davis Mountains State Park and beyond. The native gardens with indigenous plants were designed by local landscape expert Beth Francell, from Fort Davis, within rock lined beds which make this entire property into a private botanical garden right at your front door.



About the Property

813 Court Avenue includes a large 9.24 acre lot with a gated U-shape driveway on the west side of the property with ample parking for owner and guests. There is an abundance of land on both sides of the house for privacy. The property is landscaped with beautiful mature trees and native plants along with natural boulders, palisades, rocks and vegetation. The massive cliffs behind the property all trail up Sleeping Lion Mountain to the rim abutting the Fort Davis National Historic Site, owned and operated by the National Park Service.



There is also a road easement that allows the property owner to drive up the hill toward the west where you can easily hike around the top of the mountain, Fort Davis National Historic Site or Davis Mountains State Park. The expansive mountain view behind the house to the top of the mountain is part of the property and easement. Outlooks from the top are amazing and the property teems with wildlife, deer, aoudad and native Chihuahuan Desert plants, trees, grasses, and flowering cactuses. The property has a rock pump house and water well; but, currently uses Fort Davis' community water. The front flower beds and part of the backyard have irrigation systems. Other: Cable TV and Internet, septic system, and an outdoor metal storage building.



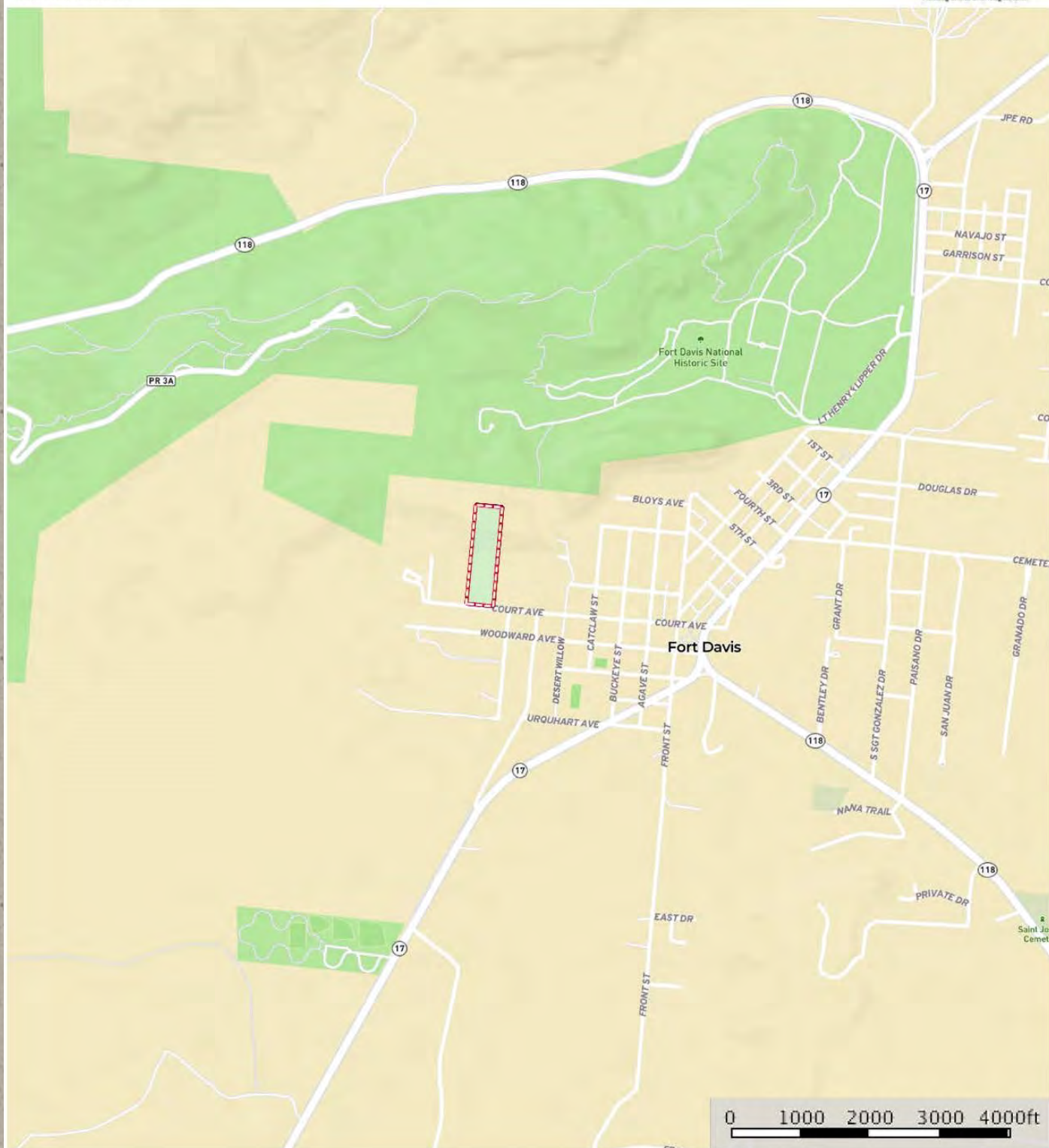








813 Court Avenue
Texas, AC +/-



Boundary

King Land & Water LLC
P: (432) 426-2024 / (512) 840-1175

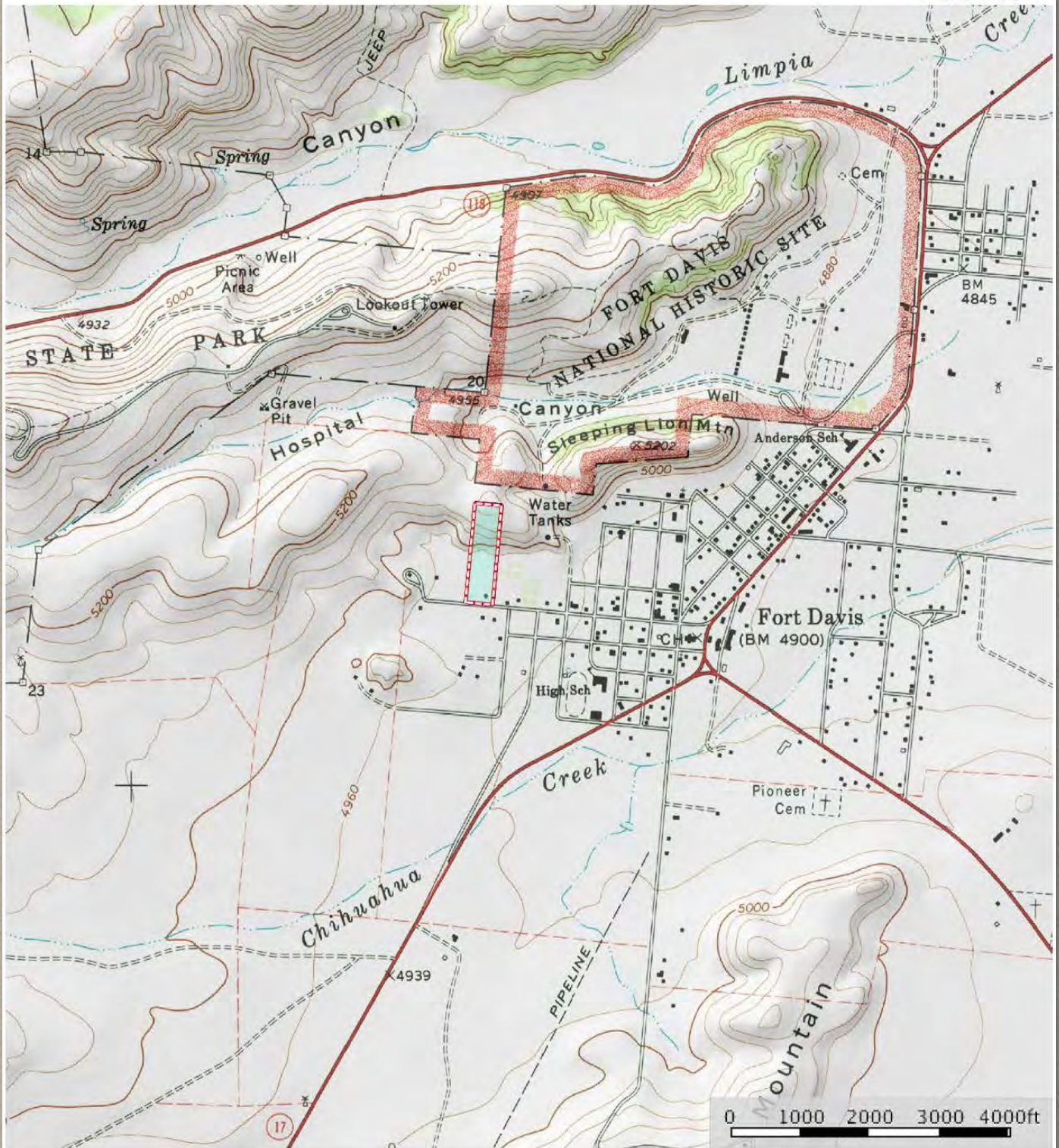
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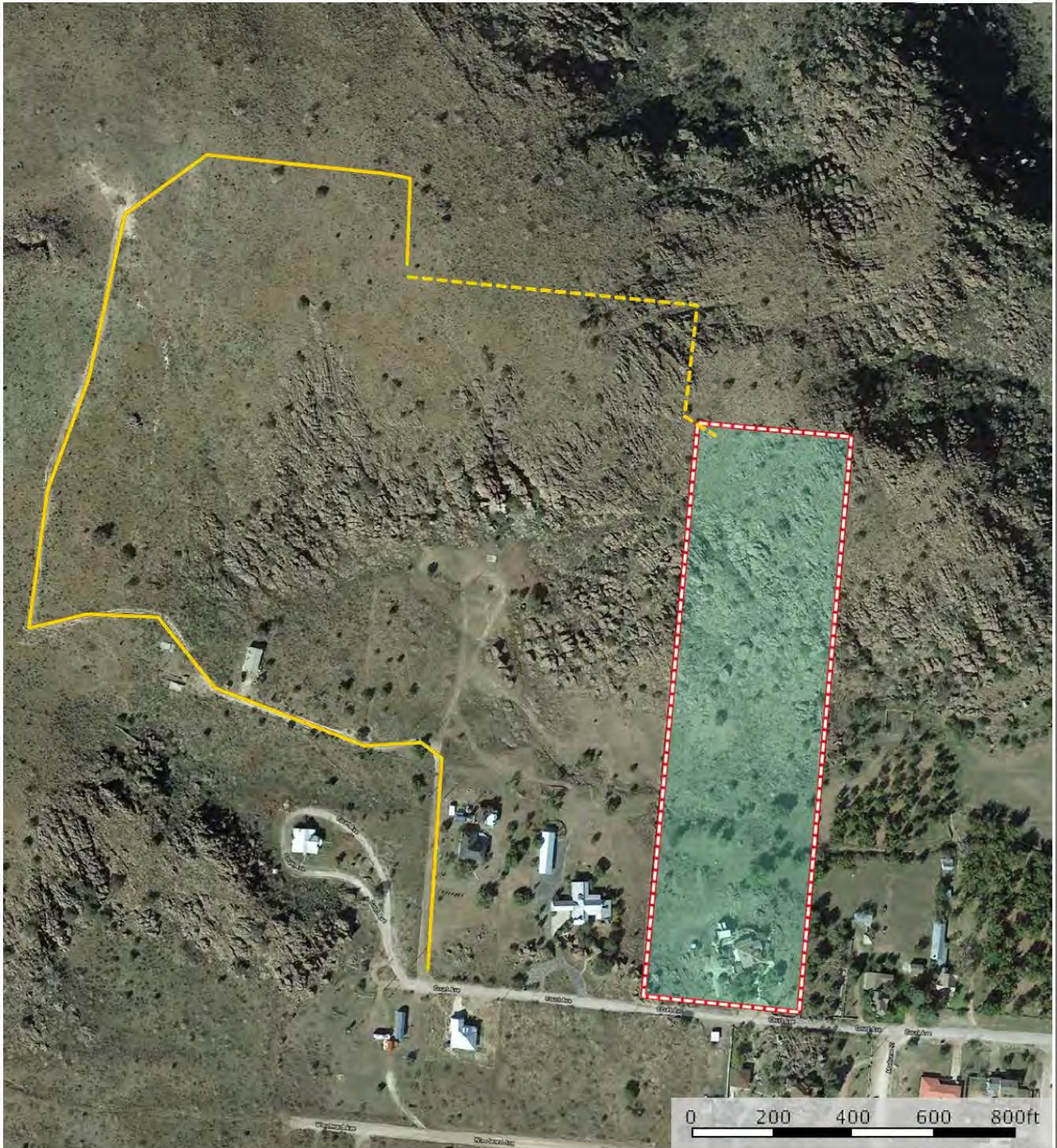
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813 Court Avenue
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— Road / Trail — Primary Road □ Boundary

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Price

\$799,000

Includes furniture

Contact

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Disclaimer

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