



Protecting Clients. Conserving the Land

440 Blue Mountain Trail

2,255 ± Sq. Ft. | 3 bed/2 bath

584± Sq.Ft. Guest House

10 ± acres | Jeff Davis County, Texas



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Location

Set amidst the foothills of Blue Mountain and accented by volcanic rock formations, the ten-acre property is located approximately eight miles southwest of Fort Davis on a country lane off scenic highway 166. Close proximity to *both* Fort Davis and Marfa, Texas.





Acreage

10± Acres in Jeff Davis County

Property Description

Surrounded by oak trees and native gramma grasses, volcanic rocks and a hand laid rock retaining wall this newly renovated three-bedroom, two bath 2,255+/- square foot ranch style home and 584 +/- square foot guest house enjoy views of Paradise Mountain and Mt. Livermore to the west and north and Puertacitas and Haystack Mountains to the south. An extraordinary sense of privacy and serenity accompany you as you walk the property.





Main Home

The 900 square foot covered porch is constructed with cedar timbers and is perfect for dining outdoors or entertaining guests and welcomes you to this classic Texas ranch style home completely renovated in 2021-2022. Over-sized double entry doors open onto a spacious living area with access to the kitchen, main living area and a hallway leading to three bedrooms. The main living area features a wood burning fireplace with hand stacked rock extending from the Saltillo tiled floor to the cedar wood beamed ceiling. Bookshelves line one wall.





The kitchen and separate pantry & utility room are of exquisite design with numerous hand-crafted custom-built cabinets and stained concrete counter tops, stamped tin backsplash and brand-new fixtures, lighting, and appliances including a five-burner gas stove. The pantry & utility room features custom cabinetry, stained concrete countertop or folding counter and utility closet for the washer and dryer. An exterior door leads to the front porch. The dining room with a pass-through to the kitchen is accessible from either the main living area or kitchen.

Double doors from the main living area lead out to an enclosed porch and seasonal dining, reading, or wildlife viewing living area. The enclosed porch has new Trex flooring, farmhouse ceiling fans, beadboard ceiling, and west windows facing Paradise Mountain. A door leads to exterior stairs that take you outside to the back acreage.

Three bedrooms are located down the hallway that leads off the entry living area. Two bedrooms located on the east side of the home share a hall bath with custom cabinets, stained concrete countertop, freestanding Jacuzzi bathtub and colorful ceramic tile.





The master suite features a newly designed bath with custom cabinets, stained concrete countertop, newly tiled walk-in shower, and walk-in closet.

The home is updated with new five panel pine wood doors with glass door knobs, door and baseboard trim, tankless propane gas water heater, low-e windows, stained concrete counter tops, new lighting, ceiling fans, fixtures and interior paint, new stucco exterior and decorative hand laid rock retaining wall. All cabinetry is custom built and newly laid Saltillo tile flooring is found throughout the home. The home has a private well.















The Guest House

The "bunkhouse" guest house has an open floor plan. A 270 square foot covered porch with Trex flooring is perfect for bird watching or star gazing. Walk inside and you're transported back in time to a true Texas getaway. Repurposed barnwood lines the walls and repurposed tin decorates the ceiling. Bamboo plank flooring. Modern kitchen has plenty of cabinets, tin countertops, pantry and gas range and refrigerator. Café doors provide privacy to the full bath and claw foot tub with shower. Guests can kick back and enjoy their space. The guest house and porch are finished with hand-laid rock skirting. Furniture and decorative wood stove do not convey.







Wildlife and Habitat

Wildlife in the Davis Mountains is abundant including big mule deer, aoudad sheep, bobcat and smaller animals such as javelina, fox, ringtail cat and many others. A wide variety of Hummingbirds and migratory songbirds fly through the area on semi-annual migrations.

The Scenic Loop Highway 166 is dominated by mile high grasslands of Cane Bluestem, Blue Gramma and Sideoats Gramma with diverse native Emory Oaks, Gray Oaks, alligator Juniper, and Pinion Pine, typical vegetation of high elevation desert mountains.

With spectacular volcanic rock outcroppings and views of Mt. Livermore and Haystack Mountains, the property offers numerous amenities, privacy, and makes for a one-of-a-kind getaway.





Price

Reduced from \$650,000 to \$ 598,000

Contact

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