



Protecting Clients. Conserving the Land.

105 Ridge Line Drive

*1,455 SqFt | 2 Bedroom/ 2 Bath
5 \pm acres | Jeff Davis County, Texas*



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If you're looking for the ideal West Texas getaway, don't miss this custom built contemporary two-bedroom, two-bath home on 5+/- acres in desirable Limpia Crossing Subdivision. Located approximately eight miles north of Fort Davis, this low maintenance 1,455+/-sf home offers expansive views of the Davis Mountains and McDonald Observatory. A second story viewing platform provides breathtaking views of the night skies and mountains. Built of 2x6 framing with highly efficient insulation and with a low maintenance metal exterior, the modern floor plan provides tall ceilings, stained concrete floors, exposed ductwork and large casement windows that showcase the views to the outdoors. The kiva fireplace located in the combined kitchen - dining area creates a comfortable gathering place. The kitchen features stainless steel appliances, four-burner gas stove, separate walk-in pantry and high-end plumbing and lighting fixtures. Built-in shelves line the walls of the dining area and the adjacent spacious living area. French doors lead from the kitchen to the rear covered patio overlooking McDonald Observatory. A fenced in area surrounds the back patio.

The primary bedroom with large walk-in closet and bath en-suite is located at the opposite end of the home from the living area. French doors in the primary bedroom lead onto a private covered patio that looks out to Blue Mountain and Arabella Mountain and to the staircase leading to the second story viewing platform. The en-suite bath features a large vanity with two sinks and a separate water closet with tiled tub-shower.

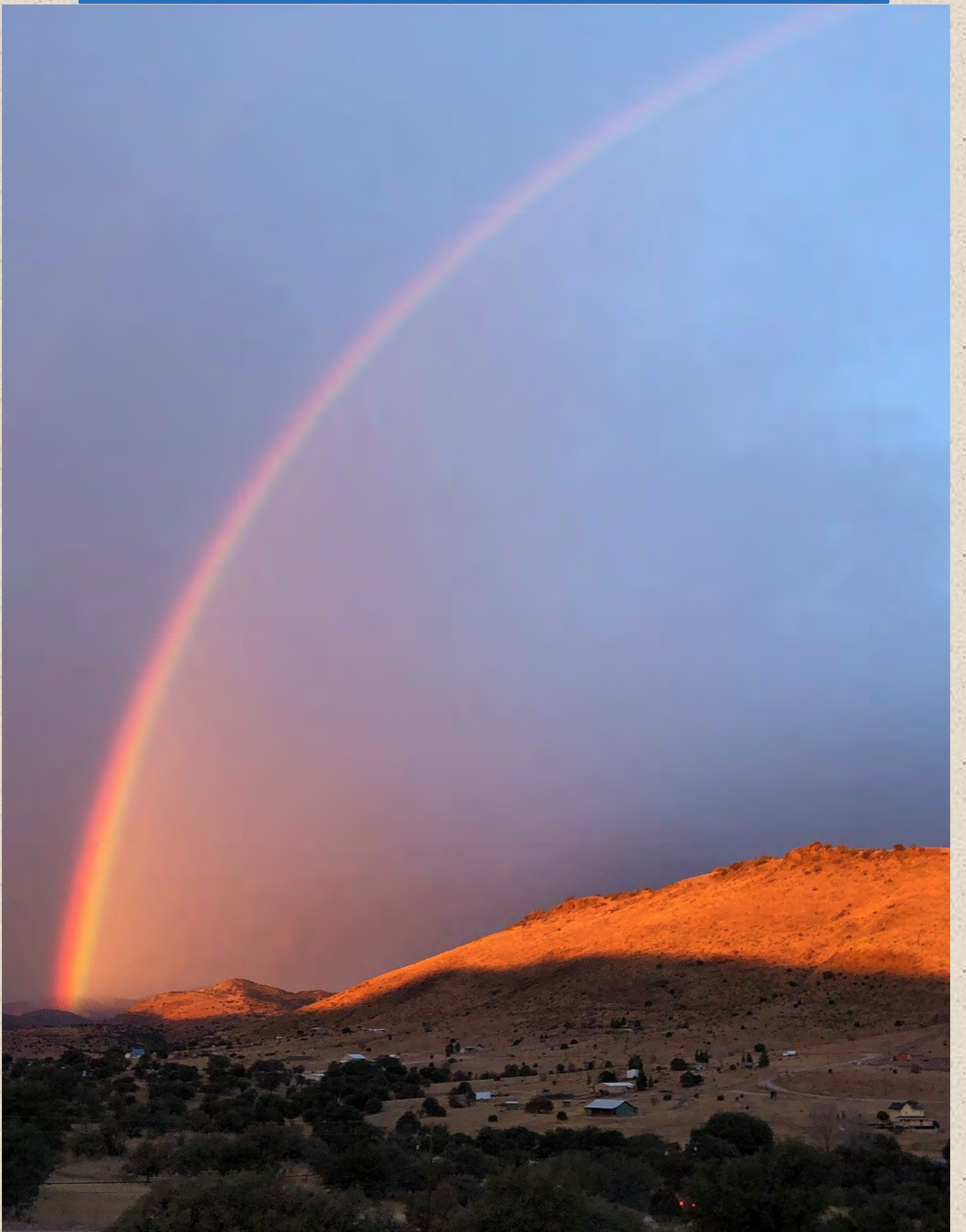
The guest bedroom is comfortably sized and could also serve as a remote home office. High-speed Internet service is provided by Big Bend Telephone. A bonus room or reading nook is across the hall from the guest bedroom and built-in shelves line the walls. The guest bath features a pedestal sink and tiled tub-shower.

The second story viewing platform is accessed by a circular metal staircase and provides expansive views of the stars by night and the mountains and cloud formations by day. Whether you own a telescope, or this home inspires you to acquire one, this unique feature can be enjoyed year-round.

A second metal stairway leads off the back porch to a path that takes you to the workshop/studio steps away from the main house. The air-conditioned space is divided into two rooms which could also be converted back to a single room. The covered carport is a perfect fit for your all-terrain vehicle or yard equipment. A sizable carport is available for parking and the adjacent sea container provides additional storage. The home has a private well and on-site septic system.



















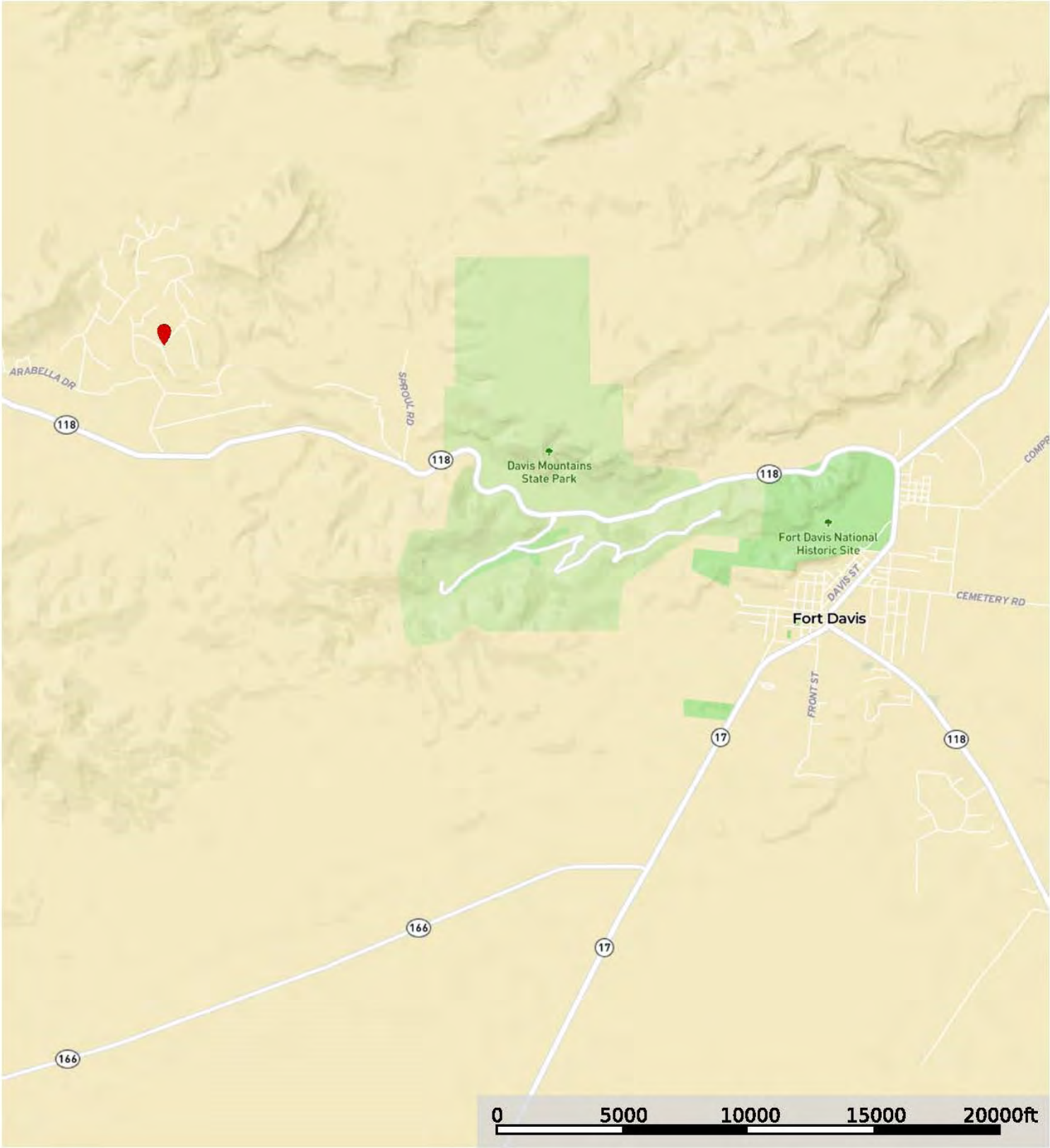








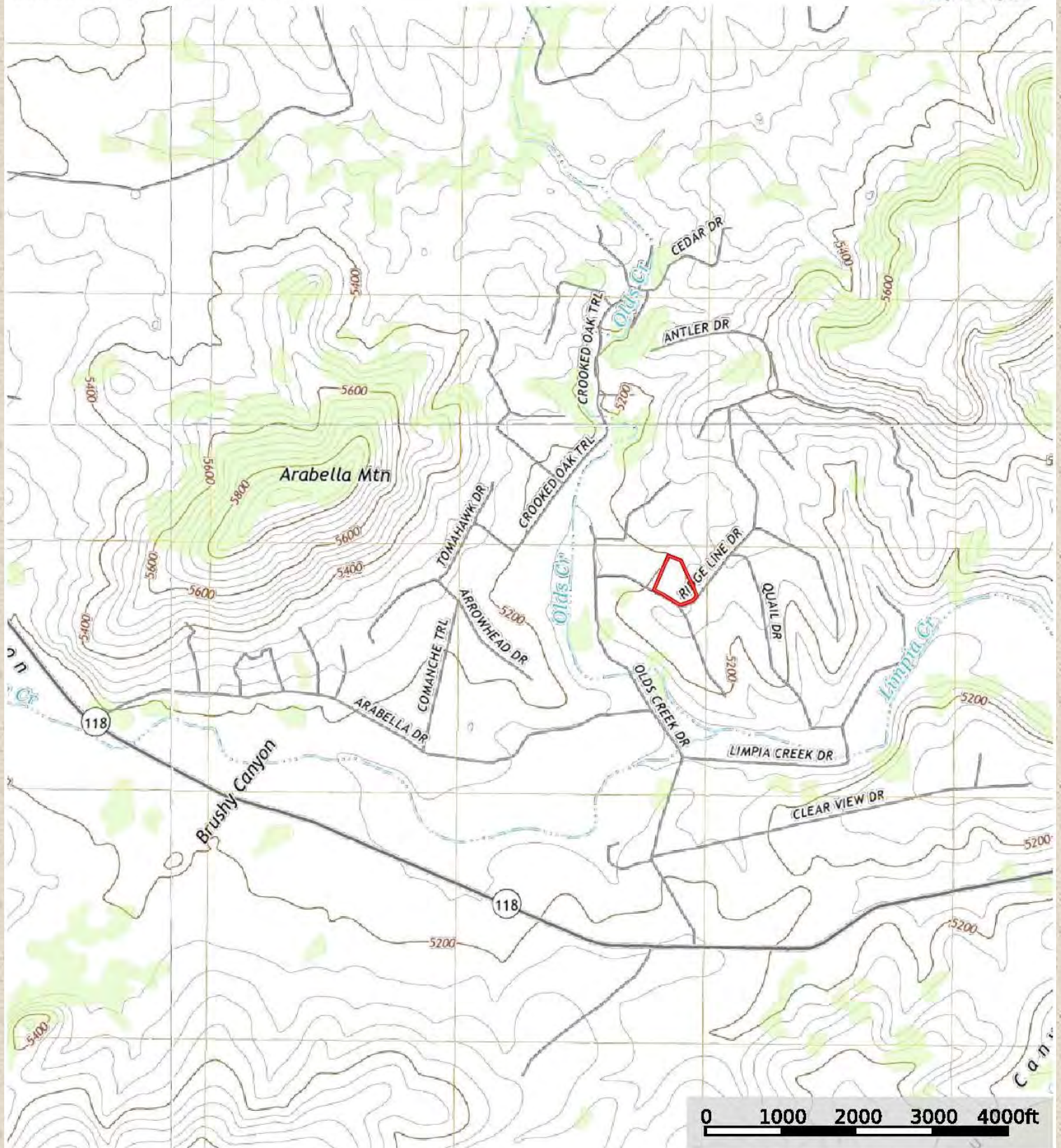
105 Ridge Line Drive
Jeff Davis County, Texas, 5 AC +/-





 Boundary

105 Ridge Line Drive
Jeff Davis County, Texas, 5 AC +/-



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Price

\$437,500

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