

## **Location & Land**

- 90-acre estate just ½ mile south of Lone Star and 9 miles southwest of Lawrence, Kansas
- Secluded and private with panoramic countryside views, including the KU skyline
- 35 acres of native prairie grasses and wildflowers
- 51 acres of mature timber teeming with wildlife
- Exceptional hunting opportunities (whitetail deer, wild turkey, etc.)
- 2.5 miles of winding UTV trails throughout the property

## **Recreation & Outdoor Amenities**

- Pond with patio and firepit for entertaining and stargazing
- Custom-built treehouse and ninja-style obstacle course
- Wildlife viewing from deck and nearly every room in the home
- Steel-fenced backyard for pets, children, or quiet mornings outdoors
- Covered walk-out patio and main-level back deck overlooking scenic views

## **Main Residence**

- Reverse 1.5-story custom home built in 2012
- Over 5,000 sq ft of finished living space
- Natural stone exterior with standing seam metal roof
- Vaulted ceilings clad in reclaimed barnwood
- Solid knotty alder cabinetry and natural stone fireplaces
- Large windows throughout, framing views in every direction

## **Interior Layout & Features**

- Open-concept main level with stone-wrapped wood-burning fireplace
- Kitchen with limestone island, custom cabinetry, walk-in pantry, and stainless appliances
- Mudroom with built-ins and laundry with sink and storage
- Spacious main-level primary suite with private bath, walk-in closet, and serene views
- Two main-level private home offices ideal for remote work
- Walk-out lower level with radiant heated floors
  - Large family room with gas fireplace
  - Full wet bar for entertaining
  - Dedicated home gym / workout room
  - Safe room
  - Additional bedrooms and guest space

## **Outbuildings & Secondary Structures**

- **Custom 48x38 multi-use outbuilding**
  - Matching exterior design and metal roof
  - Covered porch, finished interior, HVAC system
  - Full bathroom and flexible use (studio, office, guest quarters)

- Additional space for parking and storage
- **Second metal outbuilding (approx. 48x42)**
  - Equipped with water and electricity
  - Located on its own 15-acre legally buildable parcel
  - Ideal for second home, future resale, or family compound

## **Garage & Utilities**

- Attached 3-car garage with sleek epoxy flooring
- Fully irrigated lawn and grassy areas around home and outbuilding
- Gated entrance and winding gravel driveway
- High-speed internet (Starlink) and modern conveniences available
- Utilities support both residential and recreational use