

V7 Ranch: 8980 County Rd 397

-YOU CAN HAVE IT ALL-

Luxury meets rural tranquility in this custom home located on a sprawling 85-acre horse and cattle ranch, ideally located for an easy Houston commute. Meticulously maintained and thoughtfully designed, it offers the perfect haven for those seeking tranquility without sacrificing luxury and convenience.

Every aspect of the property – the main house, horse barn, cattle working system, and all the land features – showcases strategic planning and superior quality design, with a high level of attention to detail. The result is a custom one-story home that blends high-end finishes with relaxation and solid land infrastructure, cohesive in aesthetics and efficient in use.

Property Overview Highlights

- Fully fenced 83 +/- acres comprised of:
 - 1.8 acres fully fenced acres with the main home, enclosed ATV storage building, and a shop with HVAC and heat.
 - 67 +/- acres in the main pasture.
 - 8 +/- acres in a cross-fenced area that spans one side of the property.
 - The new horse barn (completed in 2022) leads to multiple cross-fenced areas and a round pen.
 - Cattle handling system with a sorting alley leading to 5 cross-fenced areas.
 - Enclosed barn with a covered overhang located near the round pen and cattle working area.
- Custom home, built in 2014, has 4 bedrooms, 3.5 bathrooms, a mother-in-law suite, an upstairs game room, and a stunning open-concept kitchen.
- 1,500 SF of decked patio space looks onto the perfectly manicured lawn.
- **NEW 8-stall fully insulated horse barn** loaded with features, a living area, a bar, and a full bathroom!
- Round pen
- Covered area with RV and sewer hookup capability.
- 37 KW generator
- Stocked 8' deep pond with dedicated well.
- 2 wells: One is ~600' deep and the other is a dedicated well for the windmill and pond.
- Ag Exempt
- Low 1.88% tax rate
- 25 miles from downtown Houston and 20 miles from the Medical Center.
- Surrounded by the top Pearland and Manvel area developments.
- 4 miles to the Elementary School, Junior High, and High School.

Links:

[Property Website](#)

[Property Video](#)

[Property Book](#)

Detailed Upgrades & Features:

The custom one-story home blends high-end finishes with comfort and style.

The stunning interior features:

- 5 bedrooms:
 - 4 bedrooms inside of the main home.
 - A mother-in-law suite located off the back of the garage with access through the garage door or the sliding glass door located off the expansive back deck.
- 3.5 bathrooms:
 - 2.5 baths inside of the main home and a full bath in the mother-in-law suite.
- Dream kitchen complete with:
 - Granite counters with a leathered finish
 - Gigantic 8' island with a secondary sink
 - Custom cabinets with pull-out drawers, built-in appliances closet, full-size pull-out trash can, and thoughtfully designed interior built-ins.
 - Stainless-steel dual PROLINE professional island range hood with 4 speeds
 - 5 burner gas cooktops
 - Stainless steel appliances and under-mount sinks.
 - Articulating kitchen faucet takes functionality to a new level allowing you to easily position the water exactly where you need it.
 - Double ovens
 - Energy Star dishwasher
 - Huge walk-in pantry
- High-end wood floors throughout all main areas including bedrooms.
- Tile in all wet areas
- No carpet
- 10' ceilings
- 8' interior and exterior doors
- Living room with Arizona river rock fireplace, flush mount speakers, and a wall of windows overlooking the expansive back deck and well-manicured lawn.
- Breakfast room with bay windows.
- Huge primary suite and en-suite bathroom with:
 - Dual sinks in granite counters and custom cabinets
 - Standup shower with built-in bench, inset tile floors, and tile surround with decorative inserts.
 - MASSIVE closet with huge built-in safe and 6' long double wide built-in dresser
 - Large linen closet
- Barn doors leading to versatile 4th bedroom or home office.
- Spacious secondary bedrooms
- Secondary bathroom with granite counters, custom cabinets, linen closet, and tub with tile surround
- Half bath with granite counters and custom cabinets.
- Large laundry room with built-in cabinet

The oversized garage has:

- Versatile Mother-in-law suite, located in the back of the garage, with a full bathroom walk-in closet, and flush-mount speakers.
- A huge storage room located upstairs over the garage with walk-up access.
- Built-in cabinets on both sides
- Full-size porte-cache with cedar-stained ceiling

The meticulously maintained exterior complete with:

- 1,500 SF of decked patio space spans the entire 94' of the back of the home and continues to the 50' X 17' breezeway located between the house and the detached garage. (50'X17' breezeway + 94'W X 17' deep)
- 2 covered patio areas (in addition to porte-cache)
- Captivating front elevation highlighted by cedar shutters and Texas stars with copper inserts.
- Cedar-stained ceilings under the porte-cache, oversized breezeway leading from the house to the detached garage, and underneath the back-covered patio.
- Top to bottom brick surrounding the home and garage.
- Sprinkler system

Additional upgrades include:

- Roof replaced in 2023
- 37 KW Generac generator
- Electronic entry gate
- Flow-Tech water softener
- Security camera system
- Solar panels
- Full gutters
- A 600' deep well

Strategically Planned Horse and Cattle Ranch

The strategically planned horse barn and all the land features reflect a high level of attention to detail, resulting in a solid, well-integrated infrastructure that is efficient and beautiful.

New State of the Art Horse Barn Completed in 2022

- 80' X 60' fully insulated horse barn with three 14' H bay doors
- 400 SF living area or game room with full bar and bathroom.
- 12' indoor bar complete with:
 - Commercial grade back bar cooler with three glass doors
 - Separate KoolMore ice machine
 - Granite counters
 - Wood-stained bar top with tin surround and metal footrest
 - Designer custom cabinets
 - Undermount sink with pull-down faucet.
- Full bathroom has:
 - Custom cabinets
 - Granite counters
 - Oversized standup shower with slate floors and tile surround with decorative inserts.
- 8 horse stalls/corrals complete with water, feeder, rubber mats, and fans.
- 8 custom storage lockers with saddle racks
- Fully fenced and cross-fenced areas leads directly to round pen
- 50' Electric LiftMaster front gate
- 60' X15' paved and covered area with RV hookup and sewer plugin capability
- Interior paneling on all four sides of the lower portions
- Storage loft over the game room and bar area
- Industrial Quincy 80-gallon Reciprocating air compressor with 7.5 HP and 230 volts.
- Two industrial-grade REELCRAFT air hose reels
- Reclaimed water system sprinkler heads surrounding the horse barn.
- Exterior gutters on all sloped ceilings

Shops, Barn, & ATV Storage:

- Enclosed shop with concrete slab, built-in cabinets, electricity, HVAC, heat, and with two attached covered patios.
- Enclosed ATV storage building
- Enclosed barn with a covered overhang next to the cattle working pens.

Land Features:

- Fully fenced and cross-fenced with:
 - 67 +/- acres located in the main pasture.
 - 8 +/- acres in one of the cross-fenced portions
 - Two cross-fenced areas located off of the horse barn.
 - Cattle handling system with a sorting alley leading to two main catch pens, two holding pens, a separate pen with a squeeze shoot, and a loading shoot.
 - Another pen with direct access to the barn with an additional side-covered area, water trough, and a squeeze shoot complete with easy neck access, side slide tailgate, head gate, and side squeeze with adjustable locks.
- Stocked pond.
- Dedicated well for the windmill and pond.
- 3 French drains that run underneath and drain to Chigger Creek.