

9950 Palestine Road | Washington County

Diamond L Ranch



COMPASS





Diamond L Ranch

9950 Palestine Rd, Brenham 77833
Washington County

Main Home:

- 44,602 SF
- 4,000+ SF great room includes multiple sitting areas, formal dining room, & bar
- 3,000+ SF primary retreat
- Mother-in-law suite
- 1,700+ SF bunk room with 3 full bathrooms
- 8 spacious secondary bedrooms
- 15 full baths & 11 ½ baths
- 10 car garage
- Spacious kitchen with vaulted shiplap ceilings & wood beams
- Expansive formal dining room with extensive built-in serving area
- 26' fully loaded caterer's area ideally located between the kitchen and formal dining room
- 5 game rooms & 3 bars
- 4 living rooms
- 2 exercise rooms
- Indoor Endless Pool with treadmill
- Huge 4,600 SF recreational pool area
- 7 fireplaces
- 3 laundry rooms
- Study with panoramic views
- 600 KW generator
- Extensive & unique security features
- 3,400+ SF unfinished flex room, full bath, indoor shooting range, & pistol range
- Insulated Rollok security & storm protection on all windows & exterior doors
- Metal roof (3 coatings of galvalume material ranging from 16-gauge to 22-gauge)
- 20 A/C units (geothermal & electric)
- 6 high-efficiency hot water heaters

Commercial Kitchen:

- ~3,300 SF
- 1,000+ SF dining room with built-in serving areas
- Processing room
- Walk-in fridges & freezer
- Commercial-grade outdoor kitchen
- Smokehouse room with commercial-grade ventilation
- Smokehouse prep & catering storage
- Cooking room with commercial-grade exhaust/ventilation



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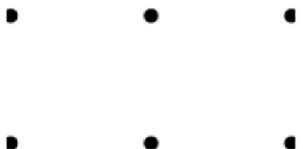


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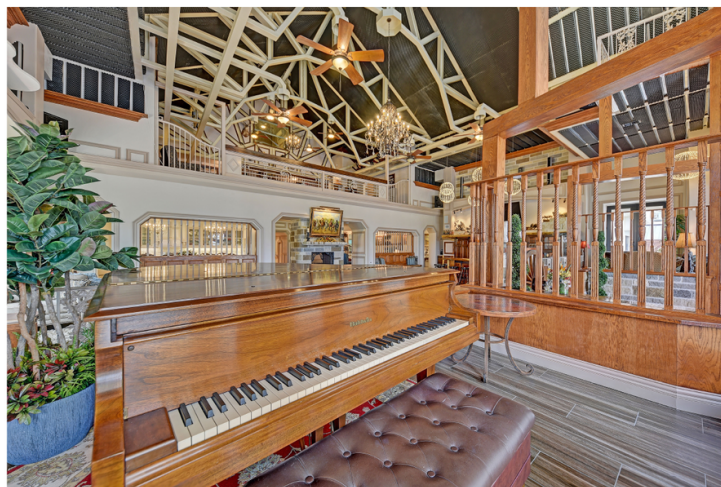


Main House





Great Room



- Expansive 2,600 SF great room with extensive architectural detail throughout
- Soaring 35' ceilings with steel trusses
- 10-foot custom Burrata wood wet bar complete with antique hutch, custom glass inserts, & refrigerator concealed behind the custom sliding barn door
- 2 elevated sitting areas anchor the entryway & are complete with energy-efficient floor-to-ceiling windows
- A spacious sitting area with bay windows overlooks the front tree-lined driveway
- Built-in red oak & cypress wood benches anchor the dual-sided fireplace
- Custom front door with mahogany frame flanked by hidden coat closets
- Surround sound includes the receiver, 4 mounted speakers, & the 85" mounted TV
- Monorail system
- Custom chandeliers & designer ceiling fans

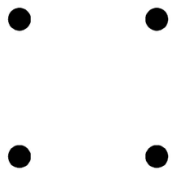
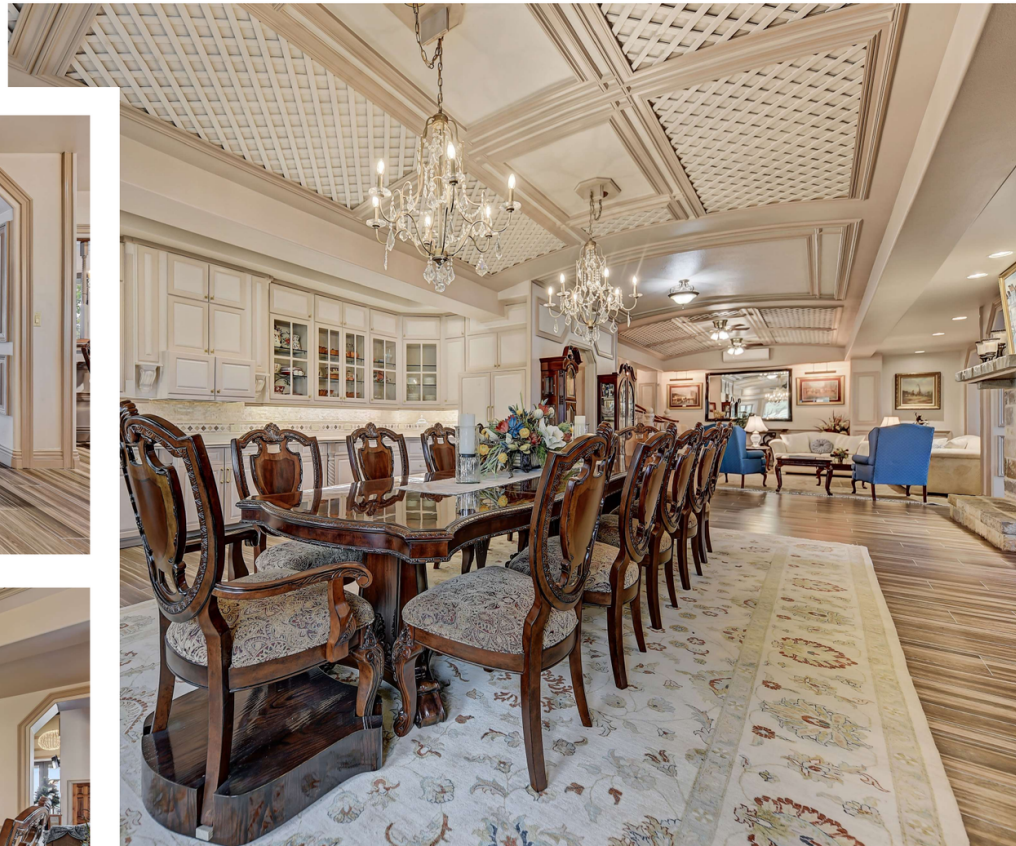


Kitchen, Formal Dining Room, & Formal Living



- 26-ft long caterer's area complete with wood-paneled ceilings, floor-to-ceiling cabinets, built-in SS refrigerator, wine fridge, stainless countertop, ice maker, & is conveniently located between the kitchen & formal dining room
- Gigantic walk-in pantry complete with extensive built-in shelves lining one wall, an additional oven, room for several refrigerators, & an additional storage closet
- Wood beams & shiplap ceiling
- Custom cabinets
- Huge island for serving & dining
- Built-in SS refrigerator
- Thermador gas range
- Spacious breakfast room complete with a stone fireplace & direct access to the recreational pool area
- Flush mount speakers
- Direct access to the large 50' covered patio overlooking the tree-lined driveway

- Built-in serving area with stacked stone backsplash & custom floor to ceiling cabinets
- SS KitchenAid convection oven, warming drawer, microwave, & space for a full-sized fridge all concealed behind the gorgeous cabinets
- All receptacles are on separate circuits with their own electrical panel
- Custom lattice ceiling highlighted by dual chandeliers
- Adjacent formal living room with beautiful art sconces
- Sitting room with antique chandelier & wall-to-wall windows overlooking the pool
- Custom designed iron balusters & solid oak steps leading upstairs
- Panoramic views of the recently landscaped front lawn



Primary Bedroom & Bathroom

- Stunning 3,000+ SF primary suite includes the spacious bedroom, dual en-suite baths, exercise room, laundry room, kitchenette, breakfast room, walk-in safe room, & 44' sitting area
- Extensive architectural detail includes cathedral ceilings lined with cedar beams & encasement finishes on both sides
- Stone fireplace
- Wood-look tile floors
- Custom iron chandeliers
- Stone accent wall overlooking the recreational pool area
- Completely secured with ballistic glass & the ability to enclose the entire suite with armored plated doors
- This area has its own well system & Geothermal A/C system allowing this secured area to take in 99.9% of uncontaminated fresh air



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- Dual en-suite baths
- The main luxurious primary bathroom enclosed by leaded glass pocket doors
- Dual sinks anchored by built-in custom furniture & inset framed mirrors surrounded by mosaic tile
- Lined with floor to ceiling travertine walls
- Garden tub with designer hardware & vertically laid stone surround with mosaic tile inserts
- Barrel vaulted ceilings seamlessly tie in all the areas of this stunning bathroom
- Coffered ceiling accented with stone accents & a designer chandelier
- Separate shower with cultured marble & high-end hardware finishes
- Dual closets enclosed with pocket doors & are both lined with built-ins
- The secondary en-suite bath is complete with slate surround laid on a versailles pattern & is attached to the private laundry room

Game Rooms



- 5 game rooms
- Indoor shooting range
- Immense architectural detail throughout
- Extensive storage space
- Library space
- Custom-made light fixtures
- Soaring ceilings
- Sizeable windows allowing abundant natural light
- Impressive wet bar
- Extraordinary views of the hill country
- Decorative ceiling accents
- Custom built-ins and custom cabinets
- Flush mount speakers
- Surround sound
- Fireplaces with detailed stone and brick surround



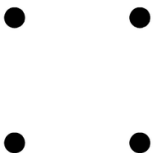


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Mother-in-Law Suite & Secondary Bedrooms



- Spacious mother-in-law suite with an attached flex room
- En-suite bath is complete with built-in vanity, his/her sinks, & stand up shower
- Looks over the recreational pool area
- Oversized tile floors
- Wood stained wainscoting
- Vaulted ceilings
- Built-in TV hutch
- Flush mount speakers
- Gigantic walk-in closet with built-in dressers & shelving
- 8 spacious secondary bedrooms (6 have en-suite baths)



Bunk Room



- 1,700+ SF
- 3 full baths
- 2 TV areas surrounded by built-ins
- Breakfast room
- Office with a built-in desk & shelves
- Walk-in storage closet lined with built-ins
- Effortlessly fits 8 queen-sized beds
- Vaulted ceilings highlighted by extensive wood detail & painted wainscotting ceilings
- Berber carpet
- Sconce lighting
- Designer ceiling fans
- Balcony overlooking the front driveway
- Ideally located off of the main game room, poker room, & pool table area



Recreational Pool Area



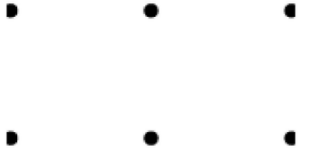
- 4,600 SF recreational pool area
- 44' X 22' pool with slide & diving board
- Spacious sitting areas complete with a gas fireplace & floor-to-ceiling stone lining the walls
- Multiple waterfall features highlighted by gorgeous stone
- A dedicated pump runs the water & waterfalls
- MUD area lined with built-ins
- Dual pool baths & separate changing area
- 16 retractable skylights
- Thoughtfully designed to provide direct access to the outside saloon area, commercial kitchen, game rooms, main kitchen, & primary suite

Workout Pool & Exercise Area

- Indoor Endless pool with remote swimmer & underwater treadmill
- This area has its own A/C, heating, & dehumidifier
- Dedicated filter system & upgraded pump
- Slate floors laid on a versailles pattern, stone surround, & mosaic tile highlighting the sloped ceilings
- Separate gym area with a wall of windows looking over the pool & panoramic views of the spring fed pond
- Built-in MUD area with bench seating anchored by built-in cabinets
- Wired for surround sound
- 9 blade industrial fan



Commercial Kitchen





Commercial Dining & Kitchen

Overview:

- ~2,300 SF commercial kitchen
- Processing room
- Smokehouse room
- Smokehouse prep & catering storage
- 200 SF Myra Custom Coolers walk-in fridge with 2 entry points
- 120 SF walk-in freezer
- Built-in sound system hub that controls the built-in speakers that are located in every room of the commercial kitchen, dining, & outdoor kitchen areas

Outdoor Kitchen:

- Dual Memphis wood fire convection grill with intelligent temperature control
- Commercial grade crawfish cooking station
- Commercial grade exhaust system
- Stainless steel sink
- Stainless steel serving ledge on two sides
- Storm shutters on the entrance & both serving areas to allow it to be fully enclosed



Commercial Dining Room:

- Extensive built-in serving area with a salad station, dual cooling tables, 8 warmers, & plate/utensil storage
- Fireplace with floor-to-ceiling stone surround
- Floor to ceiling cedar wall detail
- Wall of windows line 2 sides of the room; one looking over the saloon area & the other looking over the garden/greenhouse area
- 5 ceiling fans
- Custom wrought iron chandelier
- Floating rafters
- 4 wall-mounted HVAC units



Prep, cleaning, & cooking areas:

- Radiance gas range
- Radiance griddle
- StarMax grill
- Bakers Pride Cyclone series oven
- American Range
- 2 gas fryers
- Commercial grade exhaust system
- Huge commercial grade SS sink
- Commercial dishwasher
- Hoshizaki ice maker
- Extensive built-in storage throughout



Processing, smokehouse, & catering storage:

- On-site processing room with dual Bally A/C coolers & floor drainage system
- Smoker room with commercial-grade dual Bally exhausts
- 27' of built-in storage
- SS commercial grade sink with 3 sections, dual hot/cold faucets, pull down sprayer, & a Sanitize/Disinfectant water line



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