

# Windy Hill Ranch

The **Windy Hill Ranch** is a spectacular sprawling 259-acre country estate situated in the rolling hills southwest of Bells. Traveling down the gated private drive there is extensive natural acreage that is secluded from the city yet remains an easy commute to work and play. The **Windy Hill Ranch** is a property that affords the discerning buyer the opportunity to step into the perfect lifestyle, and includes:

- Well-built and meticulously maintained brick and stone home consisting of 2,822 square feet with 3 bedrooms and 2.5 baths. Once you enter the front door of the home through the impressive entrance hall you will note a grand staircase, a study with beautiful cabinetry, a double-sided brick fireplace in the living that leads into the huge dine-in kitchen with impressive cabinetry, granite countertops, breakfast bar and even a warming drawer. A large laundry room and walk-in pantry are also included. The spacious downstairs master suite has a luxurious bath with jetted garden tub, walk-in shower, and his and her sinks. Upstairs you will find two bedrooms that include a Jack and Jill bath. Topping it off with a three-car garage and spacious hobby room.
- Just outside the house is the covered outdoor living area that features a brick fireplace making it an excellent place to relax or entertain with magnificent views of a large pond and the tree covered hills. Located only a short distance away is the tree house. This is sure to be hit for the young and young at heart!
- In addition, there is a 40'X60' shop with an overhead extension making it an excellent choice to store ranch equipment and supplies. Inside the insulated shop you will find many amenities including guest quarters featuring a full bath, abundant overhead storage, and large cabinets with a work top. The shop is the perfect "man cave".
- The acreage has views to behold with its rolling topography, scattered hardwoods, and numerous bodies of water, with the largest being approximately 3.7 acres. Professionally maintained and documented the deepest section of the lake being 14 feet with an average depth of 4'-6'. This is an ideal spot with for Bluegill and Largemouth Bass fishing. Extensive pasture and brush management practices were used to maximize functionality for livestock and crop production and enhance the overall beauty of **Windy Hill Ranch**.

**Offered exclusively by:**

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