

**1015 Candice Circle, Rockwall, TX 75032**  
**Amenities Sheet 03.23.2024**

**[Public Link to HOA Docs: https://bluebonnetridgetx.com/?page\\_id=52](https://bluebonnetridgetx.com/?page_id=52)**

**General**

Acclaimed Rockwall Independent School District – Heath High School  
Rockwall County’s premier gated equestrian estate community, Bluebonnet Ridge  
6 miles of greenbelts for riding throughout the community, maintained by HOA  
Conveniently located off of US Highway 205 and FM 548 between Forney and Rockwall  
40 minutes to downtown Dallas  
Ample shopping in any direction – Rockwall, Forney, Terrell  
Low Rockwall County tax rates – outside City limits  
19.5 acres (three parcels)  
Front circle drive and ample concrete side parking areas  
Home has been extensively remodeled with the finest fixtures and finishes  
Custom brick home – Class IV roof installed 2011 and recently inspected  
Hand scraped hardwood floors throughout living areas – no carpet  
10’ ceilings throughout home; 12’ ceilings in Great Room  
Vinyl clad wood windows throughout – UV protective tint  
House water heaters: tankless in kitchen replaced 2014, two others replaced 2018 and 2021  
Main HVAC replaced 2023; bedroom HVAC replaced 2014  
Fiber optic wireless available via Optimum  
Three Generac whole house generators installed 2022 – two serve house, one serves barn  
SONOS app-based sound system in most rooms, back patio and poolside  
Decorative stone fountain in front yard  
Silhouette blinds on majority of windows  
Custom drapes convey  
Custom woodwork, crown moldings, and baseboards throughout

**Great Room and Dining Room**

Oversized room with two separate seating areas plus dining area large enough for entertaining  
Stacked-stone fireplace with mantle and gas logs  
Built-in cabinetry flanks the fireplace  
Fireplace inspected and cleaned 2022  
Floor to ceiling windows overlooking backyard oasis  
French doors lead outside  
SONOS sound system

**Kitchen – Breakfast Room – Butler’s Pantry**

Dual tone cabinets, ivory and rich cherry wood finish.  
Quartzite countertops throughout  
Paneled, built-in Sub Zero refrigerator and freezer  
Glass front lighted uppers with hidden, multiple power outlets above backsplash  
Under-cabinet microwave drawer  
Six-burner Wolfe dual fuel gas range with griddle and electric convection double ovens

Pot filler over range

All cabinets have custom pull out drawers

Huge paneled pantries flanking the refrigerator and freezer

Enormous center island with:

- under counter storage on both sides
- pull out smoothie drawer with hidden power supply
- seating for 4-5
- two paneled Bosch dishwashers
- pull out trash and recycling center
- top and bottom deep pull-out drawers with custom dividers
- imported Italian hammered stainless farm sink and swan neck faucet

Custom lighting including Ralph Lauren equestrian themed light fixture

Built-in coffee bar

Two under-cabinet refrigerator drawers

Charging stations,

Built-in liquor cabinet

Door to patio off kitchen

### **Back Yard Oasis featuring Pool, Spa, Grotto, Outdoor Kitchen, Fireplace, Pond**

Professionally designed landscaping with majority native plants and trees

Aerated Koi pond

SONOS surround sound

Speed adjustable fans

Dual pergolas with polycarbonate roofing (upgraded 2023) - hail proof and sun resistant

Outdoor kitchen features:

- custom stone work
- built-in Viking BBQ, refrigerator, ice maker, sink and quick start gas outdoor fireplace
- built-in storage for firewood
- ceiling fans
- wood burning fireplace - cleaned and inspected 2022

Bubble fountain with waterfall feature

Mature custom landscaping

Flagstone walk ways with gator dust mortar for easy maintenance

Quarter-acre pond with:

- large fishing dock
- aerators helps keep pond clear
- several resident ducks will stay
- pond weed-control by Magnolia Fisheries

Party pool with:

- hot tub
- soaking pool
- large pool with petrified wood diving rocks
- stone waterfall with secret grotto
- waterfalls and geysers

Bluetooth-speaker flower pots convey

Bluebird boxes throughout property

Multiple shaded seating areas for entertaining and relaxing poolside

### **Primary Suite – Separate wing of house with back patio access**

Primary ensuite bath and closet remodel completed January 2024

Gas fireplace

SONOS surround sound

Upgraded bathroom and closet lighting

Freestanding soaking tub and separate walk-in shower

Two vanities with quartz counters

Heated tile floors in bathroom

Huge walk in closet with custom built-ins

Linen closet conceals A-V controls for primary suite

Pool equipment control located on primary bedroom wall

### **Secondary Bedrooms, Offices and/or Additional Living Spaces**

*West Side Wing - Guest Suite or Quarters with Ensuite Bath:*

- walk-in shower with custom tile and glass doors
- marble topped vanity with twin sconces
- custom ceramic tile floors in bath

*Front/East Side Wing:*

- Flex room – could be office, playroom or 6<sup>th</sup> bedroom
  - served by Half Bath across the hall with hand scraped hardwood floors
- Two bedrooms with ensuite Jack and Jill bath
  - heated floors in Jack and Jill bath
  - custom California Closets designed closets
  - one room wired for SONOS and Ethernet hard wired for gaming
- Bedroom with attached office or playroom, walk-in closet and ensuite bath
  - French doors in between – potential second office, living area or gym
  - ensuite bath with tub-shower combo
  - custom California Closets built-ins
- Safety-rated Tornado Shelter - built in Gun Safe conveys
- 12'x12' storage room in attic, accessed by hallway pulldown stairs
- Hall laundry room with
  - Whirlpool Duet stacked washer and dryer convey
  - deep utility sink with hanging space for wet and dry clothing
  - bank of deep drawers with custom shelving above
  - quartz counters

### **Mud Room**

Lots of thoughtfully designed storage

Custom cabinetry with drawers, hidden electrical outlets, and custom pull-out pet feed bins

Deep utility sink, quartzite counters

Pocket door to large extra pantry with Elfa shelving

### **3 Car Attached, Side Entry Garage**

Built in workbench with electric and storage

Rainbird sprinkler system controls

Dual garage door openers

Upgraded LED lighting

### **Horse Facilities**

Regulation 20x40M grass Dressage arena with built-in sprinkler system – prepared sand base

125'x250' sand arena with built-in sprinkler system – footing professionally reworked in 2023

Five paddocks on approximately six acres; paddocks feature:

- horse-safe pipe and sucker rod fencing repainted in 2021
- double run-in sheds (four built 2015), fifth paddock has Morton run-in shed with storage
- kick-proof wall panels
- running water

Gated alleys separate paddocks for added safety

Pastures regularly aerated and improved with added sand base and organic fertilizer

Cross country jump field or additional pasture plus additional paddock on 7.5 Ac (next to indoor arena)

- fully enclosed with pipe fencing – repainted 2021
- regularly aerated and continuously improved with added sand base
- professionally built by Greg Schlappi
- cross country jumps convey or seller will remove if desired by buyer

### **Exquisite 4,296 SF Show Barn**

Dedicated Generac generator serving barn

Soaring ceilings over center aisle with gorgeous stained pine wall & ceiling finishes

Six 15x15 stalls with exterior Dutch Doors, floor drains, rubber mats, & HAIKU remote-controlled fans

Two 12x12 stalls with floor drains, rubber mats, & HAIKU remote-controlled fans

ZUUM cameras in each stall

Whole-barn automatic fly spray system conveys

Two hidden electrical outlets beside each stall

12' center aisle with quality rubber flooring over concrete

Stained concrete flooring in specialty rooms and bath

Two hot/cold water wash racks with floor drains and rubber flooring over concrete

Two HVAC units

Tankless water heater

Climate controlled full bath with walk-in shower and built-in storage

Climate controlled tack room with custom built-ins and 12 custom saddle racks

Climate controlled feed room with custom built-in feed bins

Storage room

Blanket room with custom blanket racks

11-foot covered equipment parking and outside storage areas on concrete on both sides of barn

220 AMP electric box

Washer, dryer and refrigerator convey

Built in cabinetry has granite countertops

Locking medicine cabinet

Roll down shades on west-facing covered storage/parking area

### **60'x200' Indoor Arena, Pull-Through Trailer Parking, Storage, 6 Stalls and Two-Bedroom Apartment**

This 7.5 acre tract with Indoor Arena was purchased in 2009 – extensively upgraded and expanded

This tract has a separate address, 2087 Candice Circle

Must be sold with 1015 Candice or other adjacent residential lot, per HOA

Ample concrete parking, front and back, pull-throughs and space for turnaround

Two separate paddocks for turnout, fully enclosed with pipe fencing – repainted 2021

Two oversized quarantine stalls in back

Pull through trailer parking or storage bay (*one bay currently being used as a gym*) with:

- 14' automatic roll up doors
- storage closets
- full bathroom also serving Arena guests

Four 12'x12' stalls inside arena – can easily be detached to expand riding area if desired

Prepared sand base in riding area - professionally laser leveled in March 2023

Fully enclosed building has Macro Air fans, lights, mirrors & 9 roll-up doors for cross-ventilation

Arena sprinkler system is plumbed but supply line has been disconnected for winter

Gates on both sides of the Arena

Large trailer bay with 50 AMP RV hook-up and water

Enormous hay storage room with attached feed storage room with electric

Storage room in back

*Two bedroom, one bath apartment with front and back entries features:*

- woodburning fireplace
- washer, dryer, refrigerator convey
- granite counters
- kitchen remodeled in 2012
- water heater replaced 2022
- built-in storage and linen closet

#### **Equipment Shed; Other**

Equipment shed features:

- water and electric
- four garage bays, three of them with roll-up doors
- concrete floors
- houses controls for arena sprinkler systems

Partially enclosed compost area behind equipment shed

Negotiable:

- Theraplate equine vibration therapy system
- one tractor
- one harrow