

PROPERTY FEATURES

PRIMARY SUITE

- Wood flooring
- Fireplace with custom lighting
- French doors opening to a private courtyard w/hot tub
- Steam sauna
- Cedar closet with security features

LIVING & ENTERTAINING SPACES

- Formal living room & separate Family room
- Updated fireplaces and specialty lighting
- Large formal dining room
- Office / study with custom built-ins, matching desk, and specialty lighting

KITCHEN

- Two dishwashers, two sinks, two Islands
- Custom cabinetry
- Monogram double ovens with griddle
- Advantium oven and warming drawer
- Sub-Zero refrigerator and freezer

UPSTAIRS ENTERTAINMENT LEVEL

- Theater / game room
- Bar area with refrigerator
- Built-in cabinetry
- Walk-out balcony overlooking pool area
- Space is intentionally left ready for buyer customization- offering flexibility to tailor the room to individual lifestyle & entertainment preferences

BASEMENT LEVEL

- 1,100 sq ft walk-out basement
- Bar area with sink and refrigerator
- Flexible space suitable for guests, entertaining, or multi-generational living

BEDROOMS & BATHROOMS

- Four main-floor bedrooms w/ attached baths
- Guest bath with Jacuzzi tub and dual sinks
- Basement bedroom with additional full bath
- Pool bath with shower off covered patio

UTILITY & OUTDOOR

- Two laundry rooms
- 3-car Garage
- Whole-home surround sound system
- Monitored alarm system with motion sensors
- Two-level heated swimming pool with hot tub, waterfall features, in-pool bar seating, slide, diving board
- Covered outdoor living area with:
 - Fireplace wired for TV
 - Built-in grill, Green Egg, sink, and refrigerator
 - Ceiling fans and integrated sound system
 - Space for dining and lounge seating
- Dog kennel area
- Playground and basketball goal
- Sand volleyball court

ARCHITECTURAL & CONSTRUCTION

- Pella windows and doors throughout
- 10" Rastra exterior walls constructed with concrete and foam
- Concrete tile roof installed in 2024
- All interior walls insulated for enhanced sound control
- Engineered basement with free-span ceiling and available engineer plans
- Metal walk-out basement door
- New gutters and French drain system
- R-7 insulation
- Five hot water heaters
- Central vacuum system

Ranchero Vista



West Texas Luxury
REDEFINED



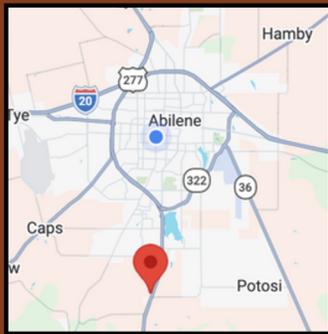
820 HWY 83/84
ABILENE, TX 79606

- 5 BED / 6 BATH
- 7,534 SQ FT
- 23 ACRES
- BUILT YR 2000
- \$4,875,000

rancherovista.net
ekdahlrealestate.net

RANCHERO VISTA

Set across twenty-three private acres, this architecturally significant estate offers a rare combination of land, privacy, and enduring design; standing apart not only within Abilene, but across the region. Created with intention and permanence in mind and built with Rastra concrete construction, the residence blends timeless craftsmanship with modern livability, featuring refined yet expansive interiors, seamless indoor/outdoor living, and flexible spaces designed to evolve over time. As Abilene continues to experience sustained growth driven by defense, healthcare, higher education, and emerging technology, including AI data centers, opportunities to secure estate-scale properties of this caliber are increasingly limited. This is not a comparison-driven offering, but a strategic one: a distinctive, irreplaceable home positioned for long-term value in a rapidly advancing market.



- 15 mins to ABI Regional Airport
- 2.5 hrs to DFW
- 2.5 hrs to Lubbock
- 2.5 hrs to Midland/Odessa
- 3.5 hrs to Austin



REQUEST A VIEWING

Private showings are available by appointment only, with proof of funds required prior to scheduling; transportation from Abilene Regional Airport (ABI) can be arranged upon request.



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