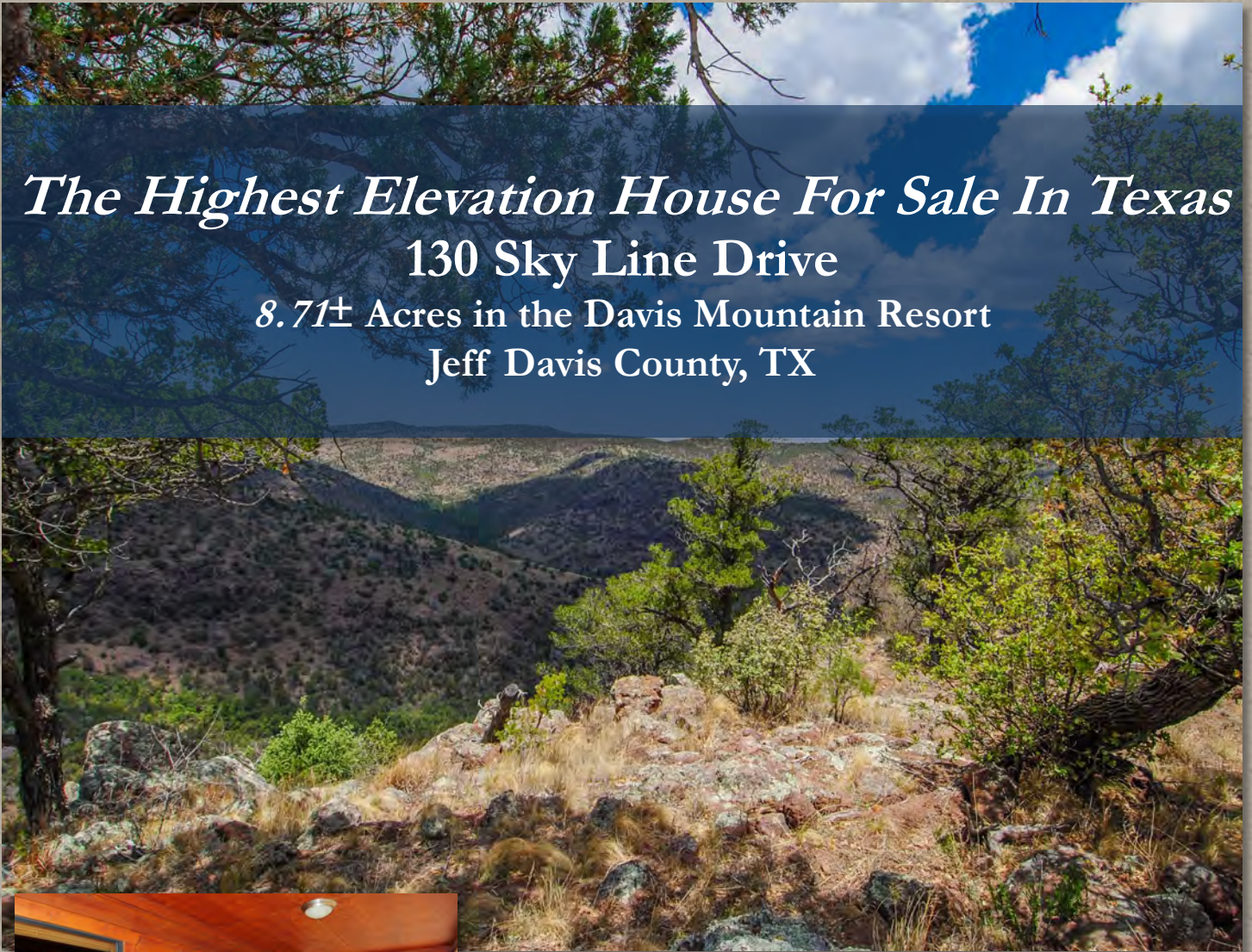


# *The Highest Elevation House For Sale In Texas*

130 Sky Line Drive

8.71± Acres in the Davis Mountain Resort

Jeff Davis County, TX





## Location

The highest elevation house for sale in Texas is located off Highway 166, a historic Scenic Loop on the south side of Mt. Livermore in the Davis Mountains of West Texas, and within the Davis Mountains Resort Subdivision. Located at approximately 7,040 feet elevation, the property is adjacent to the 33,000-acre Texas Nature Conservancy Davis Mountains Preserve. The home and nearby guest cabin is located close to the end of Skyline Drive on a high ridge with wooded canyons creating some of the most scenic bluffs, rocky outcrops, canyons, meadows, and mountains in the region. The views are stunning and overlook the most spectacular scenery in the entire Davis Mountains.

The home is approximately 22 miles west/northwest of the town of Fort Davis and its amenities such as Davis Mountains State Park, Fort Davis National Historic Site, and McDonald Observatory. The highest elevation house in Texas is one of the most secluded properties in West Texas.

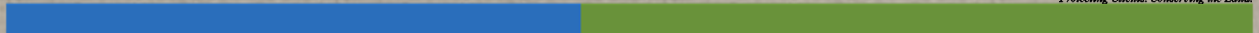
## Acreage

8.71 acres in Jeff Davis County.





**Description**  
At this elevation, with lower summer temperatures and humidity, the open plan home and its adjoining guest cabin/studio are a welcome retreat.



## Main Home

The one bedroom, one bath 700sf cedar home was custom built on site by Cantu Quality Builders. Leaded glass custom built front and back doors allow soft natural light to filter into the main living area. Interior cedar walls compliment the wide plank cherry wood floors found throughout the home. The centrally located wood burning stove provides heating in the winter and the through the wall air conditioner provides plenty of comfort, although seldom used, during the summer months.



The functional kitchen is equipped with cedar custom built cabinets and stainless steel faced smooth-top range and refrigerator. A breakfast bar separates the kitchen from the vaulted ceiling den. A beautiful art glass chandelier in the kitchen and art glass ceiling fan in the den provide supplemental lighting. Windows look out to the covered rear porch and views of the Davis Mountains and Davis Mountains Preserve.

A comfortably sized bedroom with windows looking out to the mountains is adjacent to the den. The bathroom features a walk-in shower, vanity and commode and is accessible from both the bedroom and the den. Covered rear and front porches provide ample opportunity to enjoy the views and mountain temperatures. The storage room accessible from the front covered porch provides space for both the laundry room with stackable washer-dryer unit and storage.







## Guest Cabin/Studio

The 370sf cabin is located a short walk from the main home. The cabin has a pine wood interior and metal exterior and roof. Four sliding glass doors provide views of the mountains and access to the prevailing mountain breezes. A kitchenette features custom cedar cabinets, counter-top space and refrigerator. The cabin's 3,000-gallon water storage tank provides potable water to the kitchen and walk-in shower. A water closet has been built-out and only requires the addition of a composting toilet to be operational. The cabin is well suited for use as an artist studio or guest house.



## Infrastructure

The house and guest cabin/studio each have a 3000-gallon water storage tank to store potable water that is used for every day living. A water delivery service, operated in the Davis Mountains Resort Subdivision, delivers water obtained from a community owned well on a scheduled basis. The house has a 500-gallon waste tank. Both the house and guest cabin have metal roofs and pex plumbing. Gray water lines direct sink, shower and laundry water away from the house and cabin.

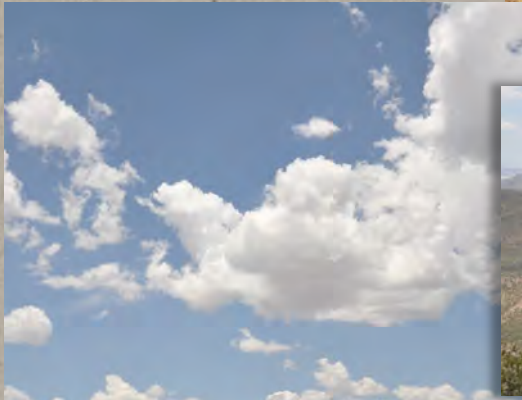
The roads in the subdivision are unimproved and because of the steep elevation gain to get to the property **requires** a 4-wheel drive vehicle. There is a monthly homeowner's fee of \$13 that is paid on a quarterly or annual basis to help maintain the roads within the Davis Mountains Resort Subdivision.





## Habitat

Topography surrounding the property is characterized by a high ridgeline, bluffs, steep valley, and foothills slopes. The mountainsides are a mosaic of mixed emory oak, grey oak, silver leaf oak, pinon pine, and alligator juniper woodlands interspersed with perennial bunchgrasses and native plants of the Chihuahuan grassland. Savanna Lush rich slopes of cane bluestem, sideoats gramma, blue gramma, deer muley, and big muley with a wide variety of plants, flowers and forbs create a botanical wonderland

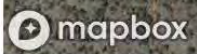
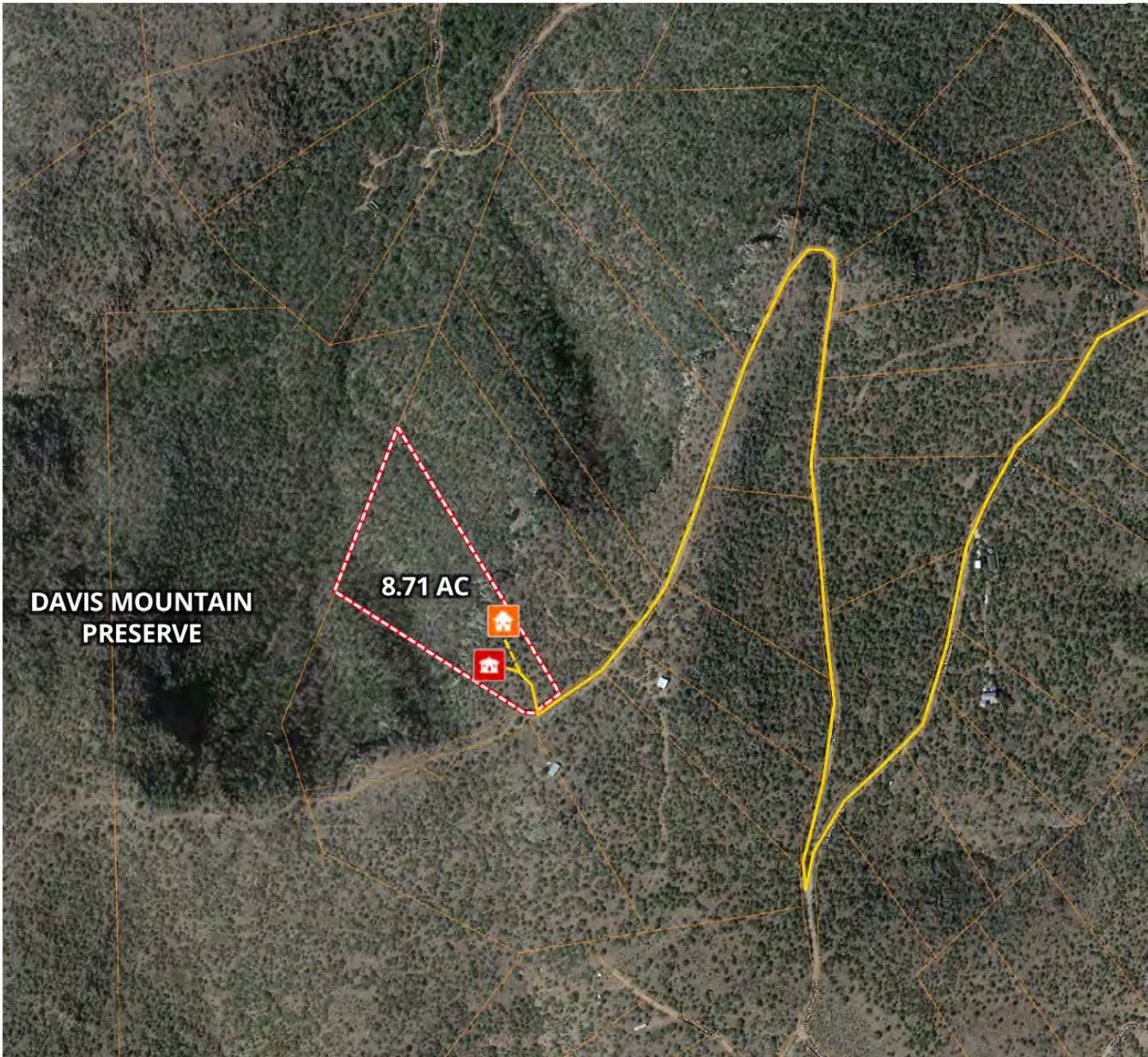


## Wildlife

Because of the diverse nearby habitat there is an abundance of game and non-game animals and wildlife. This is mule deer and whitetail deer country with an expanding population of rocky mountain elk. There are also smaller native animals and a wide variety of bird species found here like javelina, fox, ringtail, mountain lion, zone tail hawk, black hawk, hummingbirds, and Montezuma quail. This is a "Sky Island" ecosystem at its finest with many unique plants and animals. **Hunting is not permitted in the Subdivision.**



**130 Skyline**  
Texas, AC +/-

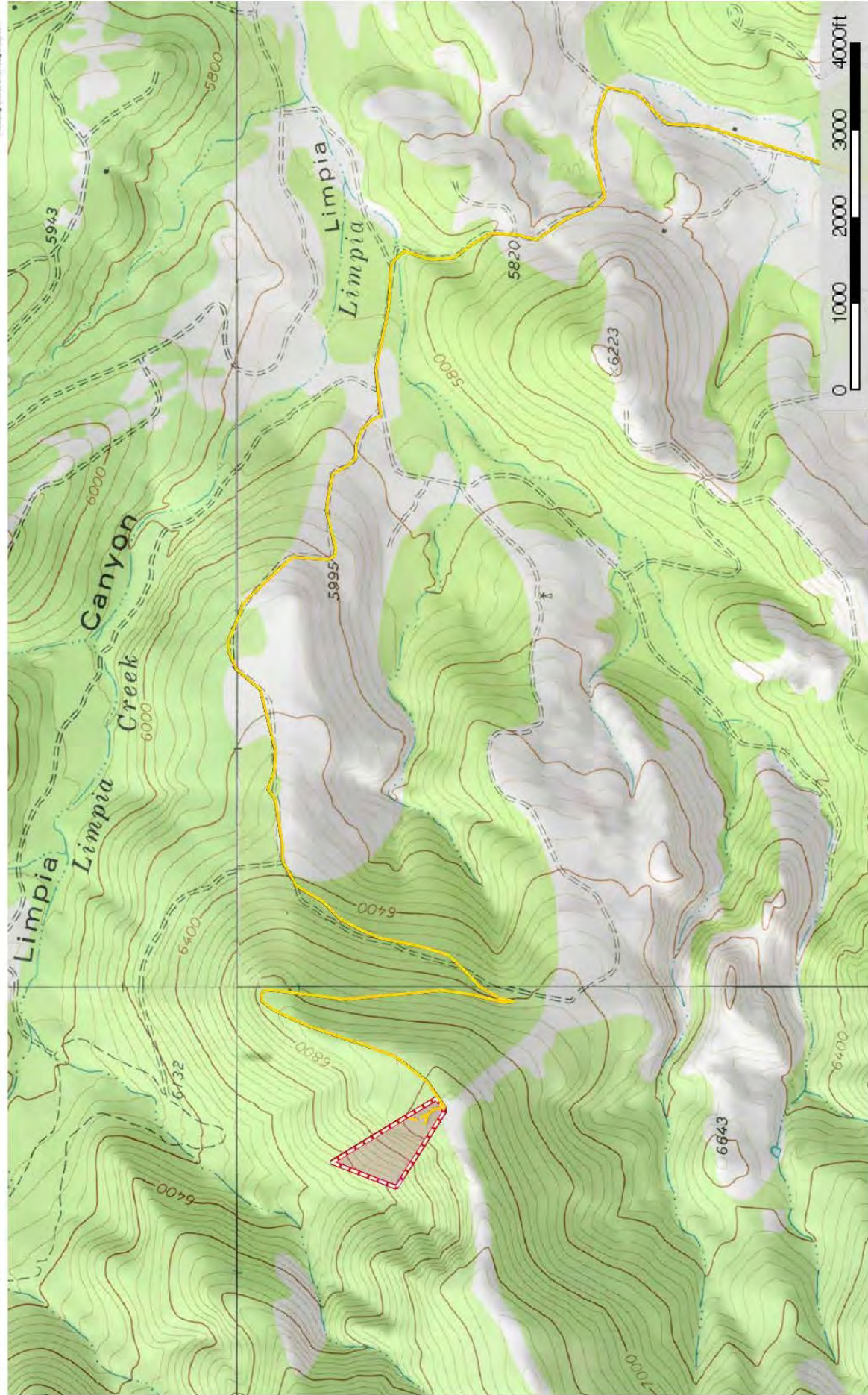


- Main House
- House
- Primary Road
- Road / Trail
- Boundary

**King Land & Water LLC**  
P: (432) 426-2024 / (512)-840-1175      [kinglandwater.com](http://kinglandwater.com)



130 Skyline  
Texas, AC +/-



- Primary Road
- Road / Trail
- Boundary



## Price

\$179,500

## Contact

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## Disclaimer

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