

150 +/- Acres

8700 Cleaver Lane-Terrell, TX 75160

FOR SALE

~~\$2,077,500~~

**JUST
REDUCED
\$1,625,000**

DIRECTIONS

From Dallas, I-20 East approx. 20 mi to FM 1641 Exit. Go South approx 1.5 mile, turn Left on CR 215, go approx. 1 mi, turn Left on Cleaver Lane. Property on Right, Sign on Property



**VIDEO TOUR
AVAILABLE**

**STUNNING CUSTOM HOME SITS ATOP 150 ACRES
WITH POOL, SHOPS AND PRIVATE 10 ACRE LAKE**



**RE/MAX Landmark
113 North Frances Street
Terrell, TX 75160**

www.frankrobertslandteam.com

Information herein deemed reliable but not guaranteed.



**Brought to You Exclusively By
Frank J. Roberts, ALC**

BROKER ASSOCIATE, Owner

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Frank Roberts
LAND TEAM

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MAIN PROPERTY FEATURES:

Gated drive opens to 150 rolling, tree-lined acres crowned by custom 2-story 4340 SF home w. 2nd story balcony overlooking pool, spa and waterfall. 10 acre stocked lake beside home w. 700 SF cov'd boat dock w. boat slip, diving board, concrete ramp. Two workshops and barn.



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ADDITIONAL PROPERTY FEATURES:

- Private Road
- Concrete Circle Drive
- Ironwork Fencing around Main Home Area and around Pool/Patio Area
- 2 Workshops (20x30 beside home, 30x50 on property)
- Barn
- Co-op Water
- Forney ISD
- Ag Exempt



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Ironwork Fence Surrounding Pool/Patio Area



Pool/Patio Accessible from Living, Kitchen & 2nd Story



In-Ground Heated Pool w. Spa & Waterfall



Pool/Patio Area Nestled in Lush Landscaping



Barn on Property



30x50 Additional 2nd Workshop/Storage Bldng

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INTERIOR FEATURES:

- 5 Bedrooms, 4.1 Bathrooms
- Downstairs Master Suite w. Sitting Area & 2 Closets
- Ceramic Tile & Pristine Carpets Throughout
- Central Heat/Air
- Woodburning Fireplace in Living Room
- Eat-in Island Kitchen



**VIDEO TOUR
AVAILABLE**



Stunning Foyer w. intricate tile work and chandelier



Open Flow from Foyer to Formal Dining & Living Rooms



Sunlit Living Room overlooks Pool/Patio Area



Living Room opens to Study/Library



Library/Study lined w. crisp white built-ins



Stately WBFP crowns Living Room

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FORMAL DINING AND KITCHEN:

- Double Ovens
- Convection Oven
- Built-in Fridge, Microwave, Trash Compactor
- Huge utility off kitchen with cabinets, sink, room for 2nd Fridge/freezer and full bath:



18x6 Utility Room off Kitchen



**VIDEO TOUR
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Formal Dining Room open to Living Room



Formal Dining Room



Eat-in Kitchen w. Breakfast Area



Open Concept in Kitchen



2nd Bedroom off Kitchen could also be study...



... game room, or mother-in-law suite!

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DOWNSTAIRS
MASTER SUITE
AND UPSTAIRS
BEDROOMS:



Separate Vanities in Downstairs Master Bath



Downstairs Master Bedroom incl. Sitting Area



Balcony off 3rd Bedroom



Upstairs 3rd Bedroom w. 2nd Story Balcony



Upstairs 3rd Bedroom opens to Balcony



Upstairs Jack & Jill Bath for 3rd/4th Bedrooms



Upstairs 4th Bedroom



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