

# 64 +/- Acres

4127 FM 1569—Greenville, TX 75401

# FOR SALE

**\$496,000**

## BEAUTIFUL 4 BED, 4.1 BATH COUNTRY HOME

### DIRECTIONS

From Greenville,  
Hwy 380 West to  
FM 903, Right (N)  
to FM 1569, Right  
(E) to property on  
Right. Sign on  
Property



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

**[www.frankrobertslandteam.com](http://www.frankrobertslandteam.com)**

Information herein deemed reliable but not guaranteed.



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

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**LAND TEAM**

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## MAIN HOME HIGHLIGHTS:

- 3991 SF
- Built in 2011
- Brick/Rock Construction w. Metal Roof
- 4 Bed, 4.1 Bath
- Central Heat/Air w. 16+ SEER AC and Ceiling Fans
- Double Pane Windows
- Tankless Water Heater
- Vaulted Ceilings
- Decorative Lighting
- Wet Bar
- Loft



Inside boasts spacious living; beautiful kitchen w stainless appliances, oversized island, Corian counters, wet bar; large master bedroom w. 2 full baths, hot tub, huge walk in closet; sunroom; study; large utility, large walk-in pantry & oversized garage. 40X80 Shop has office, bedroom, bath, storage area and 20 overhang on South side. fenced, cross-fenced with gated entry.





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## KITCHEN HIGHLIGHTS:

- Oversized Eat-in Island
- Breakfast Bar overlooks Dining Area
- Stainless Steel Appliances
- Custom Cabinets
- Wet Bar
- Custom Lighting
- HUGE Walk-in Pantry



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## SHOP HIGHLIGHTS

- 40x80
- 1 bed, 1 Bath  
Apartment/Office  
Inside
- Storage Area
- 20' Overhang for  
Hay Storage on  
South Side
- Concrete  
Flooring
- Overhead Doors





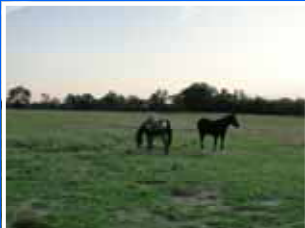
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## LAND HIGHLIGHTS:



**GREAT FOR HORSES**



### PASTURES

- Improved
- Coastal Bermuda

### SOIL

- Sandy Loam

### FENCING

- Slick/Smooth Wire

### UTILITIES

- Aerobic Septic
- All-Weather Road
- Asphalt
- Co-op Water
- Outside City Limits
- Underground Utilities

### OTHER

- RV/Boat Parking
- Sprinkler System
- Tank/Pond

