

50 +/- Acres

11600 Hiram Road—Wills Point, TX 75169

FOR SALE

\$799,900

GORGEOUS EQUINE FACILITY NEAR DALLAS

DIRECTIONS

From Dallas take I-20 East Past Terrell to Hiram Road exit, right to sign on right. Total of 32 mi. from Dallas



Video Tour
Available



Private Gated Entrance opens to sweeping Concrete Driveway edged with Pipe Fencing to Main Home & Circular Drive



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

www.frankrobertslandteam.com



Brought to You Exclusively By
Frank J. Roberts, ALC

BROKER ASSOCIATE, Owner

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Information herein deemed reliable but not guaranteed.

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OVERVIEW:

- Gated Entrance
- Concrete Drive to Home & Barns
- 5300 SF 2-story Home
- 5 Bedrooms, 5 Bathrooms
- 3 Car Garage
- Pool
- 2 Horse Barns
- 48x140 Equipment Shed
- 18x82 Truck-Trailer Carport
- Lighted Arena



Video Tour
Available

Incredible Equine Facility 32 miles from Dallas features stately 5300 SF brick 2-story 5-5-3 home w. pool. 2 horse barns w. 11 stalls total - first barn incl. 5 oversized video-monitored stalls and gorgeous paneled tack room. Other property features incl. 48x140 metal equipment shed, 18x82 truck-trailer carport, 7300 ft. pipe fencing & cross fencing, lighted arena, round pen, horse walker!



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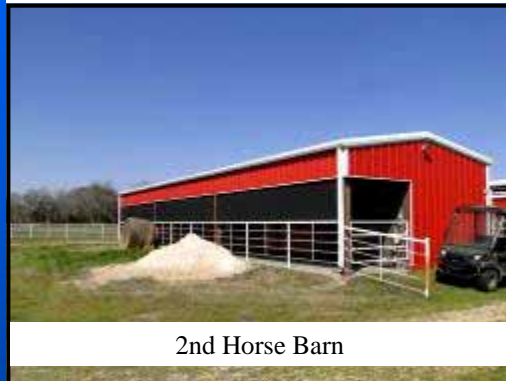
PROPERTY
FEATURES:



Landscaped Pool and Patio



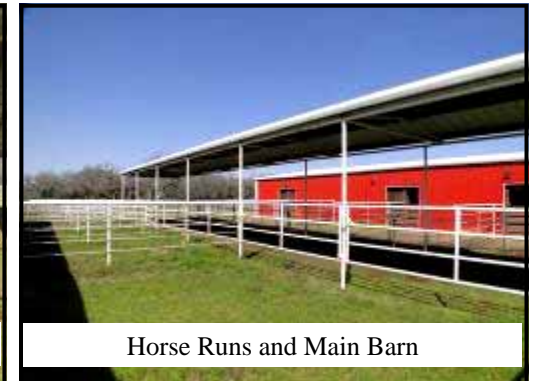
Horse Facilities with Concrete Drive-up



2nd Horse Barn



Horse Runs & Custom Gate System



Horse Runs and Main Barn



Video Tour
Available



18x82 Truck-Trailer Carport



48x140 Equipment Shed



48x140 Equipment Shed

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PROPERTY
FEATURES:

Video
Monitoring
in Main Barn



Main Barn - 5 Oversized Stalls



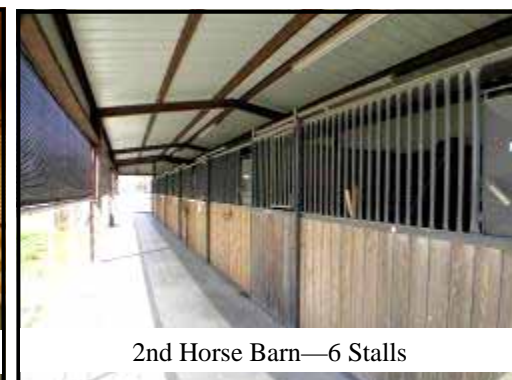
Main Barn— 5 Oversized Stalls



Main Barn - 5 Oversized Stalls



Main Barn - Paneled Tack Room



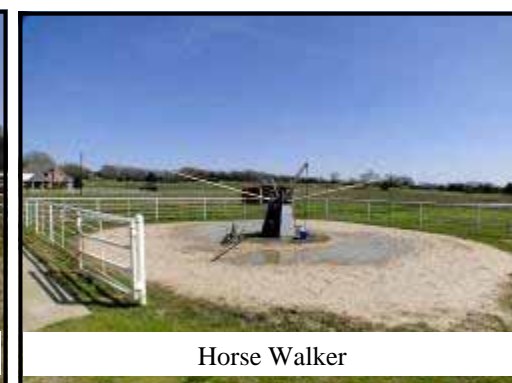
2nd Horse Barn—6 Stalls



Lighted Riding Arena



Lighted Riding Arena



Horse Walker



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MAIN HOME INTERIOR:

Gourmet Island Kitchen flows easily to sunlit breakfast area and Great Room, which boasts wall of windows and beautiful built-ins.

Spacious Den great for entertaining, with fireplace, soaring ceilings, hardwoods. *Taxidermy to be removed.* Leads to marble floored foyer and formal dining.



**Video Tour
Available**



Gourmet Island Kitchen



Gourmet Island Kitchen



Great Room off Kitchen



Great Room off Kitchen



Great Room off Kitchen



Formal Dining off Foyer



Formal Dining off Foyer



Den Flows from Foyer to Great Room

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**SPACIOUS
MASTER SUITE
AND 4 EXTRA
BEDROOMS:**



Master bedroom includes its own private Sitting Area with Fireplace framed by white fluted molding; beautiful Built-ins; and French doors opening to red brick pad. Master Bath boasts marble flooring; marble sinks and countertops; oversized jetted bath tub; and heavy squared glass window around tub. Custom lighting throughout entire master suite.

Upstairs is accessible by two sets of stairs, with spacious bedrooms and second carpeted Study with built-ins and double phone lines for internet, fax, etc.



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