

523 +/- Acres

1744 VZCR 3417-Wills Point, TX 75169

FOR SALE

\$2,300,000

EAST TEXAS RETREAT

DIRECTIONS

From Dallas, take US Hwy 80 East past Terrell to Wills Point. Take Hwy 64 South for 1 mile, then left on VZCR 3417. Approx 2 miles to property on left—sign on property

Only about 39 miles east of Dallas!



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

www.frankrobertslandteam.com
www.frankroberts.remaxtexas.com



Brought to You Exclusively By
Frank J. Roberts, ALC

REALTOR, Owner

OFFICE: 972-524-0689
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frank@rmlandmark.com



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OVERVIEW:

- 2-story 4109 SF home built in 2006
- 3 bedrooms, 2 bathrooms and 2 half bathrooms
- 3-car oversized attached garage
- 2 covered carport parking spots

Breathtaking 523 +- acre ranch only 39 miles from Dallas. Beautiful 2-story custom home sits on highly improved, manicured Bermuda pastures with ample mature hardwoods and 9 ponds. Property boasts game, excellent cattle operation, pipe and cross-fencing. High-end finish outs in home include custom lighting, arched doorways, granite & onyx countertops, and hardwood & ceramic tile flooring. Outside, enjoy in-ground saltwater pool, patios on both stories, recently installed outdoor kitchen. Have it all!!



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**LIVING ROOM
& SITTING
ROOM:**



First floor features an airy floorplan with soaring foyer leading directly through archways to Great Room, which boasts a wood-burning fireplace; built-ins; ceramic tile flooring; and warm, neutral palette.

Also branching off foyer is Sitting Room pictured at right, perfect for quiet relaxation or good entertaining flow. Pictured at bottom right is view of Foyer and Sitting Room.



**Video Tour
Available**

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**KITCHEN &
FORMAL
DINING:**



Dream custom Kitchen includes double ovens, a gas range, granite countertops, and more. Open to both the Great Room and sunny Breakfast Area (pictured at bottom right), and leads through arched doorway to Formal Dining Room (pictured below).

Formal Dining Room is lit with ample sunlight by day and with a crystal chandelier for entertaining at night.



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DOWNSTAIRS
MASTER SUITE:



Master Bedroom is an oasis of peace with its own sitting area , recessed lighting, and double doors leading to patio. Master Bathroom includes double vanities, jetted tub, and large walk-in shower with tile.



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UPSTAIRS
DEN AND PATIO:



Large upstairs Game Room has walls of windows; its own gas fireplace; built-ins; and double doors leading to the upstairs balcony overlooking the Pool and beautifully maintained grounds.

Upstairs also includes 2 bedrooms (not pictured) and Jack & Jill style bathroom; the upstairs hallway has wrought iron railing and overlooks foyer below.



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**DOWNSTAIRS
PATIO, POOL,
AND OUTDOOR
KITCHEN**



Spiral staircase winds down from Upper Balcony to covered Patio and landscaped Pool area below. Beautiful in-ground saltwater pool is just right size for carefree fun.

Stone pathway to covered Outdoor Kitchen (pictured at right) complete with stone flooring, grill, range, mini fridge, sink and under-counter storage; a wood-burning stone fireplace centers this outdoor entertaining hub.



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PROPERTY
DETAILS:

Enjoy the blue skies and immaculate green pastures of this sprawling working cattle ranch!

- Barbed wire, pipe, and cross fencing
- 9 ponds
- Coastal Bermuda and Native grasses
- Sandy Loam soil
- Ample mature hardwoods
- Aerobic Septic
- Co-op Water (McAbee Water Supply)
- Co-op Electric (Trinity Valley)
- Butane Gas



Equipment & Hay Shed



Stock Pond with Fencing for Cattle



Video Tour
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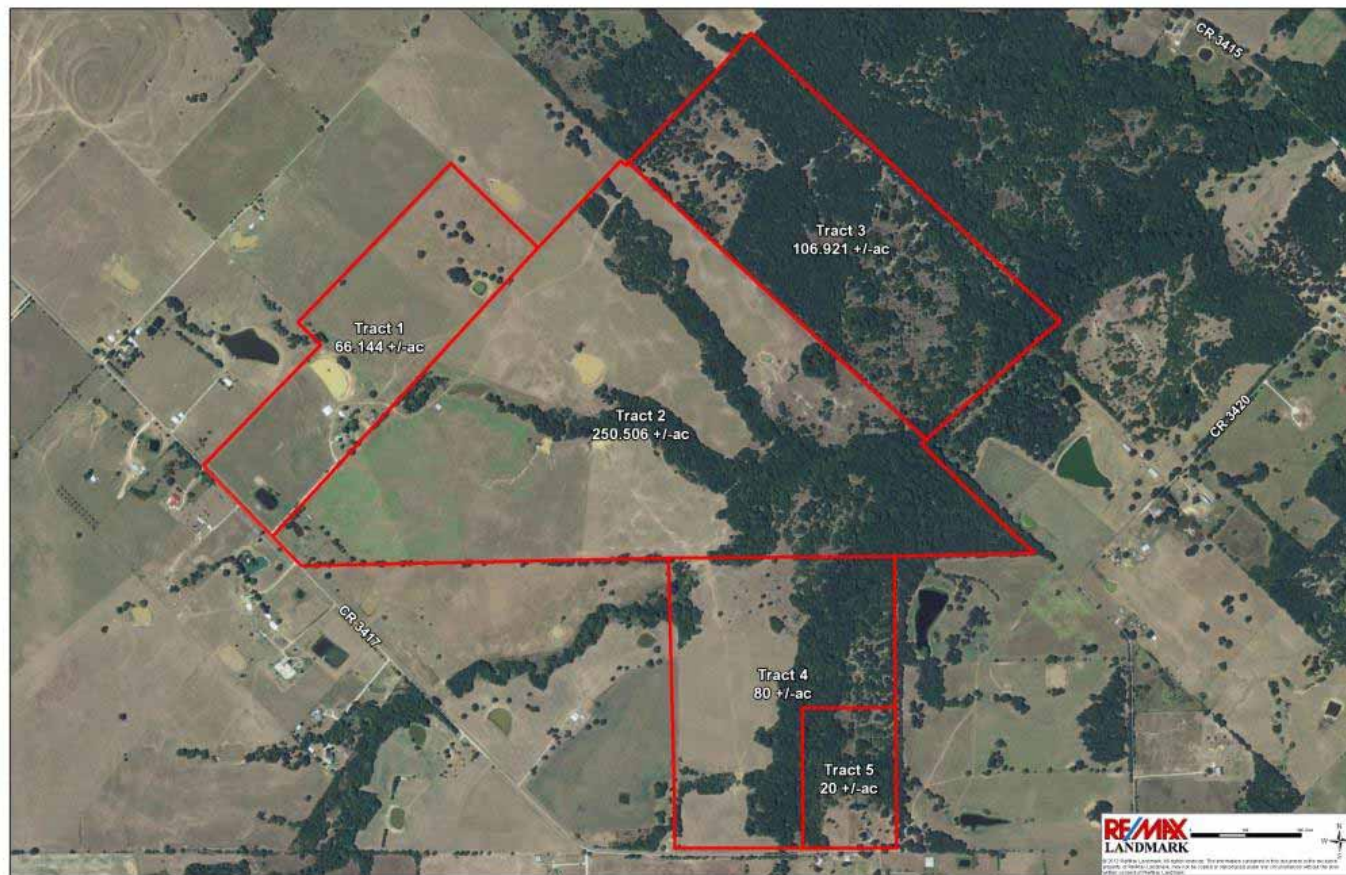
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