

# 35 +/- Acres

299 FM 2570—Fairfield, TX

# FOR SALE

~~\$665,000~~

**REDUCED**

**\$637,000**

## DIRECTIONS

From I-45 Exit 197 (Hwy 84). East on 84 to Fairfield, past sq to FM 488. FM 488 to fork - take right fork, FM 2570. Property 1.8 mi on Left, Sign in yard



## INCREDIBLE EQUESTRIAN CENTER ON 35 ACRES



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

[www.frankrobertslandteam.com](http://www.frankrobertslandteam.com)  
[www.frankroberts.remaxtexas.com](http://www.frankroberts.remaxtexas.com)



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

REALTOR, Owner

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## OVERVIEW:

- 35 rolling, gently treed acres
- 3 ponds
- Gorgeous 4318 square foot home
- In-ground heated pool
- Separate 2 room office
- 40x60 horse barn
- 9 Outdoor Paddocks
- 2 Riding Arenas
- Loafing Sheds
- 30x60 Steel Frame Workshop
- Doublewide with separate entry for guest quarters or ranch hand

**JUST REDUCED** Incredible Equestrian Center on 35 ac. with beautiful 3-3.5-3 home with luxurious 850 sq ft master suite, separate guest quarters, lighted arena, 3 ponds, great stable barn (6) stalls! Interior features include a red wood wine cellar, two master suites, two lovely fireplaces, walk-in closets, accent lighting, vaulted ceilings and more. Remodeled and renovated in 2004. One of a kind property!



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**LIVING &  
KITCHEN AREA**



**Video Tour  
Available**

#### **Family Room (20x18)**

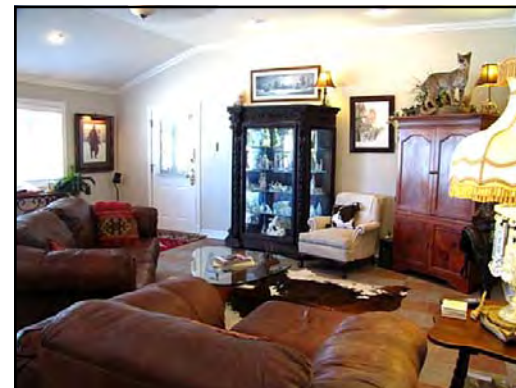
- Tile Floors
- Recessed Lighting
- Surround Sound
- Access to Garage and Pool Area

#### **Gourmet Kitchen**

- Stained cabinets
- Custom Bar
- Tile backsplashes
- Dark Granite countertops
- Stainless Steel appliances
- Kohler Faucet & Soap Dispenser
- Oversized Dacor Oven
- Built-in Jenn Air Refrigerator
- Maytag Dishwasher
- Built-in Microwave

#### **Formal Living & Dining Rooms**

- Cathedral Ceilings
- Granite & Carved Fireplace



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**WINE CELLAR  
& MASTER  
SUITE**



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Available**

**Custom cedar wine cellar**

**Master Suite (850 SF)**

- 13x20 Bedroom
- Sitting Room
- Surround Sound
- Sink & Under Cabinet Refrigerator
- Enormous Walk-In Closet
- Extensive Built-ins
- Master Bathroom
- Brick Glass Window
- Cathedral Ceiling
- Oversized Jacuzzi Tub
- Recessed Gas Fireplace
- Glass Shower with Stone
- Tile Floor
- Double vanities
- Granite countertops
- Personal Fitness Center with Mirrors
- Entrance to Deck & Pool



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## HORSE BARN & FACILITIES

### Inside of Barn

- 40x60
- Cement breezeway
- 6 stalls
- Large roll-up doors on both ends
- Work and wash bay
- Feed room
- Tack room
- Electricity
- Hot and cold water

### Outside of Barn

- Large asphalt and gravel parking lot
- 9 individual paddocks, each with concrete slab; metal covers; and water access
- 4 Horse Reversible Hydraulic Hot Walker



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ADDITIONAL  
GROUNDS  
AND FACILITIES



Riding Arena with 9 Halogen Lights



Roping Pen with Calf Chute



Loafing Sheds



3 Ponds, 2 of them Stocked



Nice Doublewide w/ Separate Entry



30x60 Metal Workshop



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