

160 +/- Acres

15180 CR 4009—Mabank, TX 75147

FOR SALE

\$1,386,000

MAGNIFICENT RANCH NEAR DALLAS

DIRECTIONS

From I-635 in Dallas go Southeast 34.5 miles to FM 1391 Exit go east 7 mi road crosses FM Rd 90, continue to CR 4009 Right property on Right with gated brick entry



Video Tour Available



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



Information herein deemed reliable but not guaranteed.

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OVERVIEW:

- Gated Brick Entrance
- Paved Roadway to Home
- 6598 SF Home & Attached Party Barn
- 3 bedrooms, 3.2 Bathrooms
- 5 Car Garage
- 2 Guest Houses
- Workshops
- Hay Barns
- Improved Pastures
- 2 Large Lakes



Video Tour
Available

Magnificent ranch near Dallas. Enter this manicured 160 acre ranch through impressive gated entry surrounded by 6 mi of pipe fencing, Bermuda Pastures, (2) large lakes, two (2) guest houses, large party house connected to main home, which has hardwood floors, granite, all the extras. Hay barns, workshops, paved roadway to home - too much to list, **MUST SEE**



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LIVING AREA
AND KITCHEN:



One of two (2) Living Areas greets you with beautiful brick Fireplace and Built-ins. Custom Lighting, Hardwood Floors, Recessed Ceiling, and ample natural light grace this main living area, which then flows down hallway past Formal Dining Room to Kitchen

Roomy Island Kitchen features built-in Desk Area, tons of Storage, Double Ovens, Granite Countertops, and a sunny Eat-in Breakfast Area.



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SPACIOUS
MASTER SUITE:



Huge Master Suite with 2 Sitting Areas. First sitting area boasts a fireplace, recessed ceiling and brick accent wall, while second sitting area has gorgeous Built-Ins, Wet Bar, Wood Ceiling and extra Storage.

Massive Custom Closet with unbelievable amount of room and storage can only be fully appreciated in person!

Relax in Oversized Shower or Jacuzzi tub of Master Bath



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PARTY BARN
ATTACHED TO
MAIN HOME:



Gorgeous Party Barn connected to main home features open Living Area; Casual Dining Area plus a separate Dining Room; Full Kitchen with Granite Countertops and all the trimmings; Game Room with enough room for pool table, game table and jukeboxes; and 2 Bathrooms.

This Party Barn is fully outfitted with Vaulted Ceilings; Hardwood, Tile and Carpet Flooring; Tons of Windows; Custom Fixtures; and Exterior Landscaping.



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ONE OF TWO
(2) GUEST
HOMES:



One of two (2) Guest Homes on property, this 2 bedroom, 1 bathroom charmer is within walking distance of Main Home but has its own private Fenced Yard and Garage.

Full Kitchen with Eat-in Bar overlooks sunlit Dining Area, which flows easily to Living Room and on to bedrooms and bathroom.

Second Guest Home is located near workshops and would be ideal for on-site ranch manager!



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PROPERTY
DETAILS:

- Gated Brick Entrance
- Concrete Driveway
- 6 Miles of Pipe Fencing
- Workshops & Hay Barn
- 2 Guest Homes
- 2 Large Lakes
- Bermuda Pastures
- Sandy Loam Soil



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