

458 +/- Acres

15653 SH 243—Kaufman, TX 75142

FOR SALE

\$2,750,000

CREATE A LEGACY WITH THIS COUNTRY FRENCH HOME & 458 +/- AC. RANCH

DIRECTIONS

From 635 take US 175 South 19 miles to Kaufman Exit SH 243, Follow SH 243 15 miles East to property. Metal gateway entitled 'Old Scyenne' on left, no sign.

Only about 35 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

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frank@rmlandmark.com



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OVERVIEW:

Magnificent Country French estate near DFW Metroplex features an incredible 6477 SF (according to building plans—net 4940 SF air conditioned) 4 bed, 4 bath luxury home whose airy layout and huge windows allow you to enjoy views overlooking a 12-acre lake and beautiful pastures with mature hardwood trees, all offering excellent equine, agricultural & recreational possibilities! Too many features to list - see pictures below and call to view a full walk-through video OR to tour in person. Sales price includes home furnishings, equipment, and cattle.



Soaring great room is surrounded by airy French arches and boasts tile floors, wet bar, stone fireplace, and floor-to-ceiling windows



The towering stone fireplace is perfectly crowned by a custom iron sculpture which, along with the other elegantly rustic furnishings, is included in sale



Video Tour
Available



Full wet bar is great for entertaining

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KITCHEN &
FORMAL
DINING:



Gorgeous kitchen boasts granite countertops, two breakfast bars, double ovens, a warming drawer, a 16x5 walk-in pantry, and more.

Formal dining room is warmly lit by sunshine during the day and intimately lit at night by a dramatic, rustic chandelier. Its French doors lead to the patio, and its windows overlook the fenced, tiered backyard and well-groomed 12 acre lake.



Video Tour
Available

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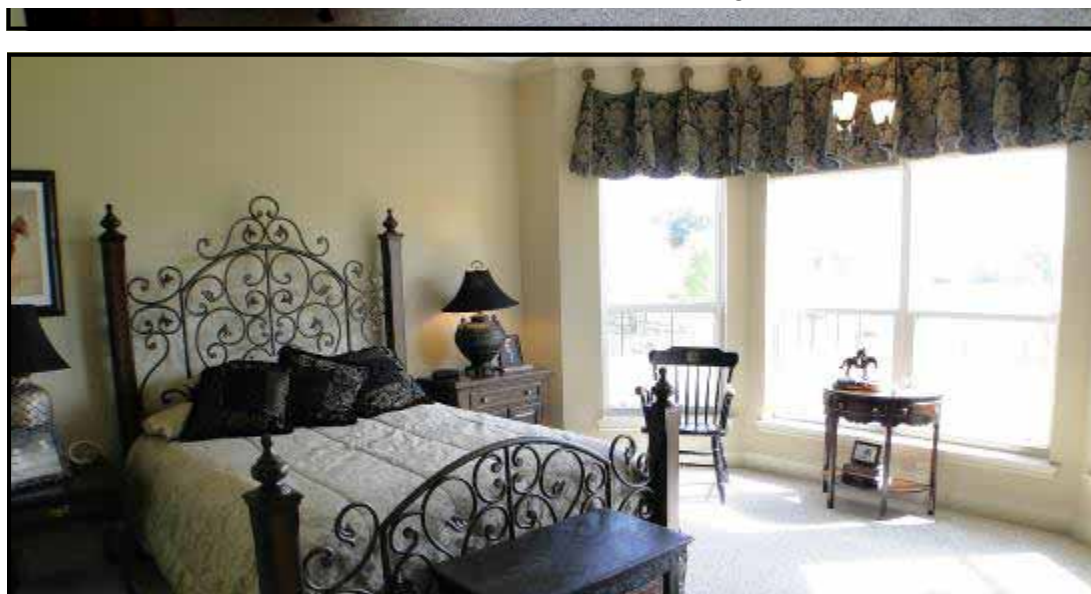
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DOWNSTAIRS:



1st Bedroom with Elegant Private Bathroom



2nd Bedroom and Bathroom with Double Vanities and Large Walk-in Closet



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UPSTAIRS
MASTER SUITE:



The spacious master suite includes a sunny sitting area, 2nd fireplace, bathroom with jacuzzi tub and double vanities, and a large walk-in closet with its own separate hidden closet



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LAND WITH
IMPROVEMENTS:



Enjoy the blue skies and green pastures of this sprawling ranch, which includes:

- Automatic Gated Entry - Circle Drive - Barbed Wire - Pipe Iron Fencing - Fenced for Horses & Cattle
- 3 Barns: one w/ living quarters & concrete floor, one horse barn, and one equipment shed
- Cattle Working Pen – Corrals – Holding Pen-Loading Chute
- Coastal Bermuda grasses - Mature trees and Hardwood Timber - Clay and Sandy Loam soil



Workshop & Equipment Barn



Equipment Shed



Loafing Shed



Rolling Pasture with Mature Trees



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