



## Equine Ranch with Indoor Pool & Large Private Lake

### 744 CR 33900, Powderly, TX 75473

Northeast Texas Equine Ranch with an indoor pool, sits on large acreage with Horse Barn, and large private Lake. Breath taking view of 5 to 6 acre private lake from front porch of this beautiful country home that sets back in middle of the 45.45 acres!

Home has brick pool house with indoor heated swimming pool, horse barn 30 x 80, workshop 50 x 80, and an additional pond on the acreage. Home sets back long distance from paved county road on hilltop behind the large lake. Lot of road frontage on county road. Well maintained home with master bedroom with separate his and her baths with walk in closets. Den off living area with wall of windows that could be used as office, media room, you choose!

Off back patio is entrance to brick pool house with in door diving deep heated swimming pool ready for family fun! Plenty of pasture for horses, cows if wanted as well as some woods behind house. North boundary is a creek in the woods ready to explore.

Located in desirable North Lamar ISD, less than 10 minutes to Paris! Sandy soil, excellent grass, with fish in the lake!!

Come take a tour!!

# \$525,000

Description ..... 3 Bed / 3 baths  
 Living Room ..... 17' x 21'  
 Kitchen ..... 10' x 8'  
 Breakfast ..... 8' x 10'  
 Bedroom 1 ..... 11' x 11'  
 Bedroom 2 ..... 11' x 11'  
 Bedroom 3 ..... 12' x 17'  
 Utility ..... 4' x 8'  
 Outside Feature ...Covered Patio  
 Outside Feature ..... Indoor Pool  
 Garage ..... Attached 2 Car  
 MLS # 42233 - 12547

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