

Cross Property Customer Full View

MLS#: **14094084** N **Active** **2869 Roland RD** **Whitesboro** **76273-7519** LP: **\$1,899,000**



Category: **Residential** Type: **RES-Farm/Ranch** Orig LP: **\$1,899,000**
 Area: **37/4** Also for Lease: **N**
 Subdv: **Barnes Elizabeth** Lease MLS#: Lst \$ / SqFt: **\$444**
 County: **Grayson** Lake Name:
 Parcel ID: **114665** Plan Dvlpmnt:
 Lot: Block: Legal: **G-0055 BARNES ELIZABETH A-G005**
 Multi Prcl: **No** MUD Dst: **No** Unexempt Taxes: **\$6,119**

Bedrooms: **3** Tot Baths: **3.1** Liv Areas: **3** Stories: **2**
 Fireplaces: **1** Full Baths: **3** Dining Areas: **2** Pool: **Yes**
 Sec Sys: **No** Half Baths: **1**

SqFt: **4,277 / Appraiser** Yr Built: **1984 / Preowned**
 # Gar Spaces: **0** Garage Size:
 # Carprt Spcs: **3** Cvrdr Park: **3** Hdcp Am: **No**
 Acres: **136.080** Lot Dimen: **136.08 Acres** Will Subdiv: **No**
 HOA: **None** HOA Dues:

Accessory Unit: Accessory Unit Type:

School Dist: **Whitesboro ISD**
 Elementary School: **Whitesboro** Middle School: **Whitesboro** High School: **Whitesboro**

Living Room: **21 x 19 / 1** **Living Room:** **24 x 23 / 1** **Built-in Cabinets**
Living Room: **21 x 9 / 2** **Office:** **14 x 10 / 1**
Kitchen: **16 x 14 / 1** **Dining Room:** **20 x 22 / 1**
Breakfast Bar, Built-in Cabinets, Farm Sink, Natural Stone/Granite Type, Walk-in Pantry
Breakfast Room: **14 x 15 / 1** **Master Bedroom:** **23 x 19 / 1** **Jettied Tub, Separate Shower, Separate Vanities, Sitting Area in Master, Walk-in Closets**
Second Master: **16 x 16 / 1** **Jettied Tub, Linen Closet, Medicine Cabinet, Bedroom: Separate Shower, Separate Vanities, Walk-in Closets** **11 x 9 / 2** **Split Bedrooms**
Utility Room: **12 x 11 / 1** **Built-in Cabinets, Dryer Hookup- Electric, Other, Room for Freezer, Separate Utility Room, Sink in Utility, Washer Hookup** **Office:** **13 x 10 / 1** **Other**
Extra Storage Roo13 x 13 / 1

Housing Type: **Single Detached** Fireplace Type: **Gas Starter, Masonry Box, Stone, Wood Burning**
 Style of House: **Traditional** Kitchen Equipment: **Built-in Icemaker, Built-in Microwave, Commercial Grade Range, Commercial Grade Vent, Cooktop - Gas, Dishwasher, Disposal, Double Oven, Range/Oven-Gas, Water Line to Refrigerator**
 Lot Size/Acreage: **Over 100 Acres** Alarm/Security: **Smoke Detector**
 Lot Description: **Acreage, Creek, Horses Permitted, Irregular, Pasture, Some Trees, Tank/ Pond, Water/Lake View** Flooring: **Brick/Adobe, Carpet, Ceramic Tile**
 Exterior Features: **Attached Grill, Covered Porch(es), Gutters, Holding Pens, Patio Covered, RV/ Boat Parking, Satellite Dish, Storage Building, Storm Cellar, Workshop w/Electric** Heating/Cooling: **Additional Water Heater(s), Central Air-Elec, Central Heat-Elec, Central Heat-Gas, Heat Pump, Propane, Zoned**
 Soil: **Sandy Loam** Energy Efficiency: **12 inch+ Attic Insulation, Ceiling Fans, Foam Insulation, Gas Water Heater, Programmable Thermostat, Tankless Water Heater**
 Construction: **Brick, Fiber Cement, Rock/Stone, Wood** Green Features:
 Foundation: **Slab** Green Certification:
 Roof: **Composition** Handicap Amenities:
 Backyard Pool Feat: **Attached Spa, Cleaning System, Heated, In Ground Gun** Special Notes: **Flood Plain**
 Type of Fence: **Automatic Gate, Barbed Wire, Cross Fenced, Pipe** Proposed Financing: **Cash, Conventional**
 Parking/Garage: **Covered, Detached, Outside Entry, Oversized, Side** Possession: **Other**
 Street/Utilities: **Asphalt, Co-op Water, Individual Water Meter, Outside City Limits, Septic, Well** Showing: **Agent Or Owner Present, Contact Agent, No Lock Box**
 Interior Features: **Bay Windows, Flat Screen Wiring, High Speed Internet Available, Plantation Shutters, Sound System Wiring, Vaulted Ceilings, Wet Bar**
 Restrictions: **No Known Restriction(s)** Easements: **Utilities**
 Topography: **Flood Plain, Varied** Crops/Grasses: **Asphalt, County**
 Surface Rights: Road Frontage: **Workshop**
 Present Use: **Agriculture, Cattle, Grazing** Exterior Buildings:
 Proposed Use: **Agriculture, Cattle, Equine, Grazing, Hunting/Fishing** Barn Information:
 Miscellaneous: **Cattle Working Pen, Fenced for Cattle**

Ranch Name: Ranch Type: \$ / Acre:
 Residences: **1** Pasture Acres: Barn 1 - Stalls/Size:
 # Tanks/Ponds: **3** Cultivated Acres: Barn 2 - Stalls/Size:
 Barns: **0** Bottom Land Acres: Barn 3 - Stalls/Size:
 Lakes: **1** Irrigated Acres: Land Leased: **No** Road Frontage:
 Wells: **1**

Property Description: **This picture perfect 136-acre ranch features a 4300sf custom home & pool in a private setting with mesmerizing hilltop views overlooking a picturesque 6-acre lake & pastures with elevation changes & scattered oaks. Beautifully remodeled in 2013, the home's flowing open design features a large great room with wetbar & fireplace, 2 master bedrooms with private baths & an inviting covered patio with bar leading to an inground pool with spa & a park-like yard. The home, patio & pool area offer panoramic views of scenic rolling coastal pastures with scattered oak trees, lakes & ponds that combine to make this truly a special place. The land is fenced & cross fenced, has 2 nice outbuildings & a sandy loam soil.**
 Public Driving Directions: **Hwy377 north of Us82. West on Bines Chapel. North on Roland. Property on west side.**