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**Offered for \$1,990,000**

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This luxurious east Texas retreat has it ALL - 6,770 SF beautiful custom home, 28+ heavily treed acres, sparkling pool with spa, barn, stables and much more. Located less 20 minutes from Tyler, 90 minutes from DFW & 1 mile from Lake Palestine, this property makes for an excellent vacation home or primary residence.

This floorplan was made for entertaining with 2 livings, 2 kitchens, 2 dinings, 5 bedrooms, 4 full baths, 2 half baths & 2 offices. The two offices could also be used as additional bedrooms. After walking into the grand entry, the kitchen and main living are open to each other with french doors to the pool and backyard. The secondary kitchen is set up as a butlers or catering kitchen that allows for easy entertaining. There are 2 master suites on the first floor, two bedrooms with a jack and jill bath and another bedroom with an en suite bath upstairs.

The living areas feature stunning handscraped oak floors & 12' ceilings. Custom, high-end features are seen throughout the home.

The 4-car garage w 3 drive-through spaces that connect to the wraparound drive.

The large metal barn is 90'x60' and features the guest apartment and multiple storage closets. The second barn features (4) 12'x12' stalls, feed room, tack room, wash rack and hay storage for up to 200 bales. The 13 acre pasture with pipe+ cable fencing is currently home to a few beautiful mustangs!

# FEATURES

## INTERIOR

- 6,770 SF CUSTOM HOME
- 5 BEDROOMS
- 4 FULL BATHS
- 2 HALF BATHS
- HANDSCRAPED OAK FLOORS
- INCREDIBLE NATURAL LIGHT
- 2 MASTER SUITES
- 2 KITCHENS (MAIN + BUTLERS)
- 2 OFFICES
- 2 LIVING ROOMS

## EXTERIOR

- 28.689 ACRES
- GATED ENTRY
- 4 CAR GARAGE
- 3 DRIVE THROUGH SPACES
- POOL WITH SPA
- 4 12X12' STALL BARN
- 90X60' METAL BUILDING
- 1 BED 1 BATH APARTMENT
- 13 AC PASTURE
- CIRCLE DRIVE

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