

FOR SALE

Luxury on 30 Acres
Listed for \$2,500,000

1080 Hemming Rd
Valley View, Texas



Located in one of Southern Cooke County's most desirable areas, this wonderful 30-acre estate features a fabulous custom home in a private, hilltop wooded setting, with panoramic views of Lake Ray Roberts and miles beyond, and overlooking the property's stable, workshop, groves of oak trees, coastal pastures, & 2 ponds.

Built-in 2009 and with over 6,000 square feet under roof, the custom luxury home offers 4,200sf of interior living space plus 1,800sf of veranda-style covered porches, with a design emphasis centering around being able to enjoy the tree-top and lake views, whether you are inside or out. The main level includes an open design with a beamed vaulted ceiling shared by the living room with fireplace, a chef's kitchen, and the dining area. There are three en-suite bedrooms including a master retreat with lake views, a fireplace, steam shower, large pass-through closet, exercise room, and a safe room. The main level also includes a study, half-bath, large utility room with ice maker, and a finished two-car garage. Upstairs is a 1,000 square foot bonus room with wet bar, full bath, and a 12 x 16 enclave with a wall of windows with lake views. With its secondary exterior access, the bonus room could easily be used as a 4th bedroom or guest quarters.

The horse barn has 7 stalls with shared pipe runs, a wash-rack, a lounge with heat and air and a full bath, plus an upstairs two-bedroom, one-bath apartment with kitchen, living area, and deck. Near the barn is a 50 x 100 shop building with a 3,750sf insulated workshop area with three

overhead doors and two 12 x 16 rooms with heat and air that are ideal as an office or climate-controlled storage. Adjoining the insulated storage area is 1,250 square feet of enclosed space for equipment, feed, or supplies.

The land is beautiful with a great balance of trees and pasture. The perimeter of the property is fenced, and there are three cross-fenced interior pastures for horses, a 150 x 280 outdoor arena, two ponds, and a gated entrance. The soil is a sandy loam and the land is currently ag exempt.

Hemming Road runs along the eastern shores of Lake Ray Roberts between Lone Oak Road and Fm922 and is about four miles east of I-35. It consists of nice, acreage properties, and is minutes to the Johnson Branch State Park and several boat launches on Lake Ray Roberts.



 <p>DUTCH & CHERYL KELLER WILLIAMS REAL ESTATE</p>	<p>Dutch and Cheryl Wiemeyer REALTORS® Direct/Text (940) 391-9092 Office (940) 365-4687 info@texasliving.com www.texasliving.com</p>
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1080 Hemming RD**Valley View****76272-7521****\$2,500,000**

Living Room:	26 x 20 / 1		Living Room:	45 x 18 / 2	
Office:	16 x 12 / 2		Library/Study:	16 x 13 / 1	Built-in Cabinets
Kitchen:	18 x 15 / 1	Breakfast Bar, Built-in Cabinets, Dual Sinks, Island, Natural Stone/Granite Type, Pot Filler, Second Sink, Walk-in Pantry	Dining Room:	10 x 8 / 1	
Master Bedroom:	19 x 17 / 1	Dual Sinks, Ensuite Bath, Fireplace in Master, Jetted Tub, Separate Shower, Steam Shower, Walk-in Closets	Exercise Room:	11 x 10 / 1	
Bedroom:	13 x 13 / 1	Ensuite Bath, Walk-in Closets	Bedroom:	14 x 13 / 1	Ensuite Bath, Walk-in Closets
Utility Room:	12 x 9 / 1	Built-in Cabinets, Dryer Hookup- Electric, Full Size W/D Area, Room for Freezer, Separate Utility Room, Sink in Utility, Washer Hookup			

Property Description: Located in one of Southern Cooke County's most desirable areas, this wonderful 30-acre estate features a fabulous custom home in a private, hilltop wooded setting, with panoramic views of Lake Ray Roberts and miles beyond, and overlooking the property's stable, workshop, groves of oak trees, coastal pastures, & 2 ponds. The custom luxury home has a great design & offers 4,200sf of interior living space plus 1,800sf of veranda-style covered porches. The horse barn has 7 stalls, a lounge with full bath, plus a 2BR, 1BA apartment. In addition, there are 3 fenced pastures, a 150x280 outdoor arena, and a 50x100 shop building with a 3,750sf insulated workshop area and 1,250sf of storage for equipment, supplies.

Public Driving Directions: Hemming Rd between Lone Oak Rd and Fm922. Look for Crazy Coyote gated entrance on the east side.

Property Type:	Residential/ RES-Farm/Ranch	MLS Number:	14616536
Subdivision:	Lakeview	School District:	Pilot Point ISD
County:	Cooke	Elementary School Name:	Pilot Point
Square Feet:	4,201	Junior High School Name:	
Lot Dimensions:	30 Acres	Middle School Name:	Pilot Point
Acres:	30.000	Intermediate School Name:	Pilot Point
Stories:	2	High School Name:	Pilot Point
Fireplaces:	2	Senior High School Name:	
Parking/Garage:	2	Planned Development:	
Parking/Carport:	0	Home Owners Association:	None
Year Built:	2009 / Preowned	Listing Office:	KELLER WILLIAMS REALTY
Pool:	No	Listing Agent:	DUTCH WIEMEYER
Status:	Active		

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PROPERTY AERIAL...This Amazing Property Features A Gorgeous Hilltop Home W/Views Of Lake Ray Roberts And The Countryside, Plus A Horse Barn W/Apartment, Huge Shop, 2 Ponds And More!



FRONT VIEW OF PROPERTY AERIAL...Gated Entrance, Horse Facilities And Shop Sit At The Front And A Long Winding Driveway Leads To A Private Hilltop Setting With The Home At The Back



PROPERTY AERIAL...View Of Ponds, Pasture, Hay Meadow And Distant View Of Home



PROPERTY AERIAL...36x60 Seven Stall Horse Barn W/2 Bedroom Apartment And 50x100 Outbuilding



PROPERTY AERIAL...Pastures, Ponds, Horse Barn And Outbuilding/Shop, Lake Ray Roberts In Background



FRONT OF HOME...Stucco Exterior, Metal Roof, Wrap Around Porches, Amazing Views!

MLS Number: **14616536****1080 Hemming Road, Valley View, Texas 76272**

BACK OF HOME...Private Hilltop Setting, Wrap Around Porch Offers Beautiful Lake Ray Roberts And Countryside Views!



BACK OF HOME...Extra Photo, Exterior Staircase Leads To 2nd Floor Bonus Room



LIVING ROOM...Saltillo Tile Floor, Large Wood Burning Fireplace, Vaulted Ceiling W/Wood Beams, Open To Foyer, Dbl Ceiling Fans



LIVING ROOM...Extra Photo, 2 Doors Leading To Side And Back Cvr'd Porches, Lake Ray Roberts Views From Inside Home!



LIVING ROOM AND KITCHEN...Open Floorplan, Incredible Views From All Windows!



KITCHEN...Saltillo Tile Floor, Granite Tops, Tumbled Marble Backsplash, Island W/Breakfast Bar, Upper/Under Cabinet Lighting, Walk-In Pantry

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KITCHEN...Extra Photo, Dbl Sinks And A Vegetable Sink



KITCHEN...Built-In Fridge, Dishwasher, Warming Drawer And Trash Compactor W/Wood Fronts To Match Cabinets, Commercial Grade 8-Burner Gas Stove W/Dbl Ovens, Pot Filler And Vent-A-Hood



DINING AREA...Open To The Living Room And Kitchen



OFFICE...Saltile Tile Floor, Wall Of Built-Ins, Built-In Desk, Door To Covered Front Porch, Dbl Wood Doors To Close Off From Foyer



MASTER BEDROOM...Saltile Tile Floor, Gas Log Fireplace W/Blower, Door To Covered Back Porch, Views Of Lake Ray Robert



MASTER BEDROOM...Amazing Window Views, Walk-In Closet W/Built-Ins Which Leads To An Exercise Room, Plus A Safe Room (In Home Tornado Shelter)

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MASTER BATH...Double Vanity With Granite Tops And Dressing Table, Salttillo Tile Floor, Jetted Tub, Large Tile Steam Shower W/Dual Heads And Bench Seat, Views Of Lake Ray Roberts!



BEDROOM 2...Carpet, Walk-In Closet, Private Full Bath With Granite Vanity Top And Tile Walk-In Shower



BEDROOM 3...Carpet, Walk-In Closet, Private Full Bath



PRIVATE FULL BATH FOR BEDROOM 3...Salttillo Tile Floor, Granite Vanity Top, Tile Tub/Shower Combo, Linen Cabinet



2ND FLOOR BONUS ROOM...Vaulted Ceiling, Carpet, Wet Bar, Full Bath, 2 Staircases (One From Inside The Home Plus An Exterior)



BONUS ROOM LIVING AREA...Door Leads To Outside Balcony With Exterior Staircase

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2ND FLOOR BONUS ROOM...Extra Photo, Wet Bar, Wonderful Views Of Lake Ray Roberts And Countryside



AERIAL VIEW OF HOME...Private Wooded Setting With Amazing Hilltop Views



GORGEOUS PORCH VIEWS!



PORCH VIEWS OF LAKE RAY ROBERTS



PROPERTY GATED ENTRANCE



HORSE BARN AND SHOP/OUTBUILDING

MLS Number: **14616536****1080 Hemming Road, Valley View, Texas 76272**

OUTBUILDING...Approx 50x100 Overall, 75x50 Is Insulated W/Two 12x12 Roll-Up Doors And Two 12x16 Office/Storage Rooms W/Central Heat And Air. End At Left W/12x12 Overhead Door Has Concrete Slab For Equipment, Hay Or Shavings Storage



7 STALL HORSE BARN WITH 2 BEDROOM APARTMENT



BARN INTERIOR...Auto Waterers, Stall Mats, Back Stall Doors Lead Into Runs, Wash Rack, Tack Room Or Help Qtrs With Full Bath And Central Heat/Air Located At End Of Barn Aisle



BARN APARTMENT BALCONY



BARN APARTMENT LIVING ROOM...Stone Fireplace, Carpet, Open To Dinette And Kitchen



BARN APARTMENT KITCHEN

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BARN APARTMENT BEDROOM



OUTDOOR ARENA...Currently Used For Cutting W/Cow Flag But Can Be Expanded For Large Fenced Pipe Arena



BEAUTIFUL LAND VIEWS FROM THE BARN...Home Sits At Top Of Hill In The Trees



SATELLITE AERIAL...Property Outlines And Tags Are Approximate