



FARM & RANCH

EXQUISITE DETAIL IN THE COUNTRY ON FIVE WOODED ACRES

165 River Rock Court – Poolville, TX



STEPHEN
REICH GROUP
WILLIAMS TREW REAL ESTATE

WilliamTrew[★]

A DIVISION OF EBBY HALLIDAY REAL ESTATE, INC.

LISTED BY **STEPHEN REICH GROUP** OF WILLIAMS TREW REAL ESTATE

PROPERTY SUMMARY

DESCRIPTION

Exquisite detail in the country on five wooded acres. Island kitchen opens to living area with gas fireplace. Beautiful vaulted & beamed ceiling. Formal dining room as well as a breakfast bar. Kitchen features a walk-in pantry, beverage fridge and Frigidaire appliances. Oversized upstairs bedroom with full bath would also be perfect for a game or flex room. Step outside to the fabulous outdoor entertaining area with fireplace, built in grill & sink. There is a cabana for covered dining space. 36x24 insulated shop with AC and electricity plus a 2 car, 24x24 carport. The two deer at the front gate, the deer feeder, the elephant by the pool and the flagpole will remain with the property.

LOCATION

CITY	Poolville
County	Parker
Schools	Peaster ISD

Driving Directions 199 to 920 go south to Hodges Rd. Turn right to Sweet Springs Road. Left to Sweet Springs Court. Turn right and house is on the left at the end of the cul de sac. Some GPS may stop short. Keep going you will see the sign.

OFFER SUMMARY

List Price	\$850,000
Lot Size	5.266 acres
Utilities	Septic, Well

HIGHLIGHTS

- 5.266 ACRES
- BUILT IN OUTDOOR GRILL
- 3,125 SF, 4 BED, 3.5 BATH HOME
- 36X24 INSULATED SHOP
- OUTDOOR ENTERTAINING AREA
- 24X24 CARPORT

LISTING PRESENTED BY:



STEPHEN REICH
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PARKER COUNTY OFFICE
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Willow Park, TX 76087

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PROPERTY PHOTOS



STEPHEN REICH – 817.597.8884
DENNY RALLS – 817.965.3464



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AERIAL MAP

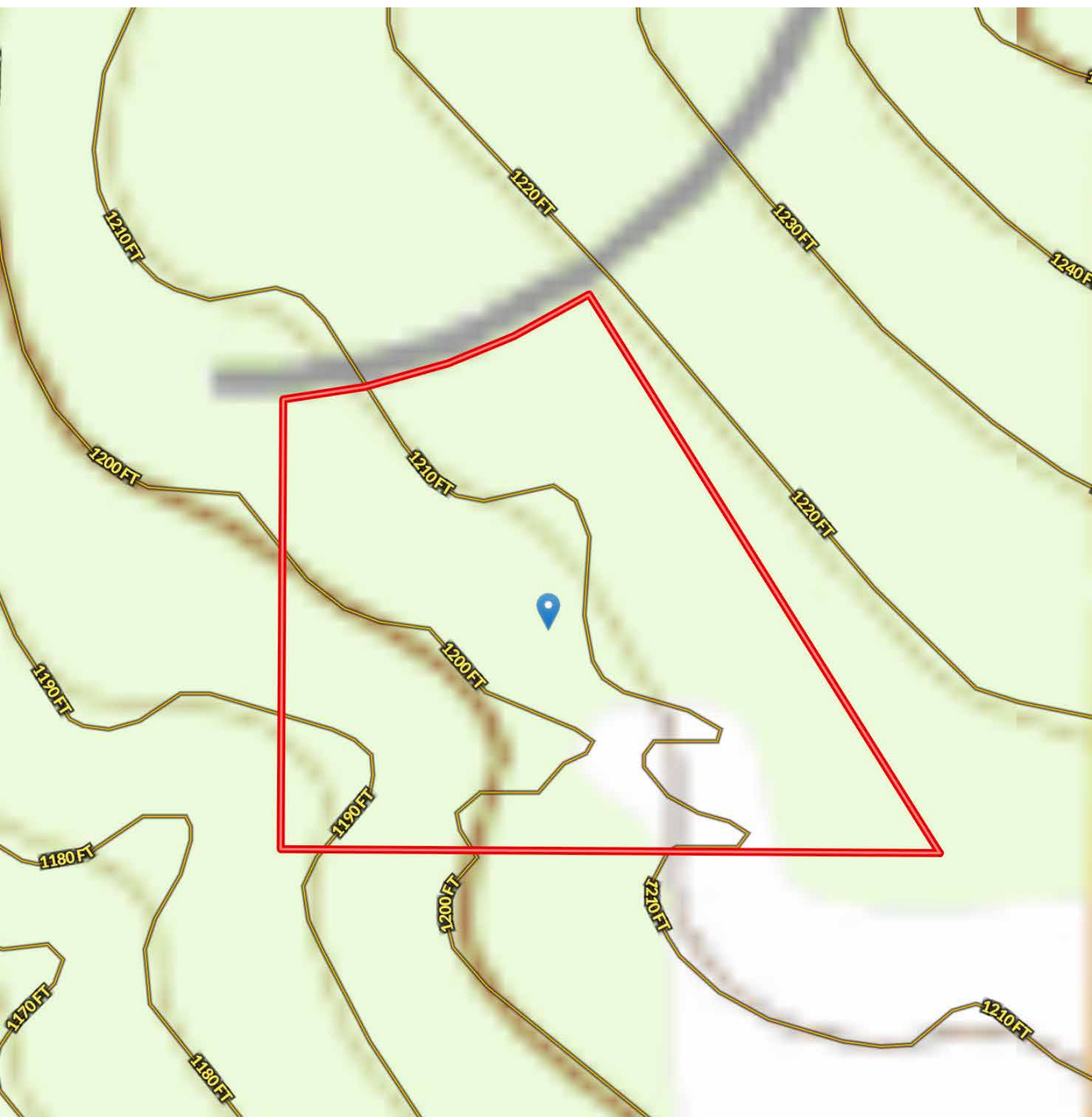


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CONTOUR LINES & FLOODPLAIN



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