



FARM & RANCH

**23+ ACRES JUST MINUTES
WEST OF WEATHERFORD**

1305 Cabaniss Lane – Weatherford, 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

23 plus acres just minutes west of Weatherford. Nestled behind a gated entrance sits an impressive stone, 4 bedroom, 3 bath home with a flex room that can easily serve as a 5th bedroom. Lovely landscaping flanks the walkway to the front door where you are greeted with a large open concept living area boasting a magnificent tongue & groove ceiling surrounded by plenty of windows to gaze across the abundant views from the scenic hilltop this home sits upon. The house has large ceramic tiled flooring throughout the living areas and hardwood floors in the bedrooms. The master bath is sure to please with a most unique shower and bathtub to relax in. This home has a functional drop zone off the laundry room to neatly stow your coats, boots and backpacks. Make your way outside and you are well served with a spacious, charming and rustic 36'x50' workshop for all your toys and a 36'X15' carport. This property even has a large pond to enjoy. Coming home has never felt better!

LOCATION

CITY	Weatherford
County	Parker
Schools	Garner ISD

Driving Directions From Weatherford, take Ric Williamson to Old Garner Road. Stay on Old Garner Road until you come up on Cabaniss Lane. Take Cabaniss Lane to the right, and the property will be on the right.

OFFER SUMMARY

List Price	\$1,500,000
Lot Size	23.41 acres
Utilities	Septic, Well

HIGHLIGHTS

- 23.41 ACRES
- 3,028 SF / 4 BEDROOMS / 3 BATHS
- RUSTIC 36'X50' WORKSHOP
- LARGE POND
- GATED ENTRANCE
- FLEX ROOM FOR AN EASY 5TH BEDROOM

LISTING PRESENTED BY:



STEPHEN REICH
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PROPERTY WEBSITE LINK:
stephenreichgroup.com/20001213



PARKER COUNTY OFFICE
400 Shops Boulevard, Ste. 200
Willow Park, TX 76087

FARM & RANCH • RESIDENTIAL • COMMERCIAL-DEVELOPMENT • LAND

PROPERTY PHOTOS



STEPHEN REICH - 817.597.8884

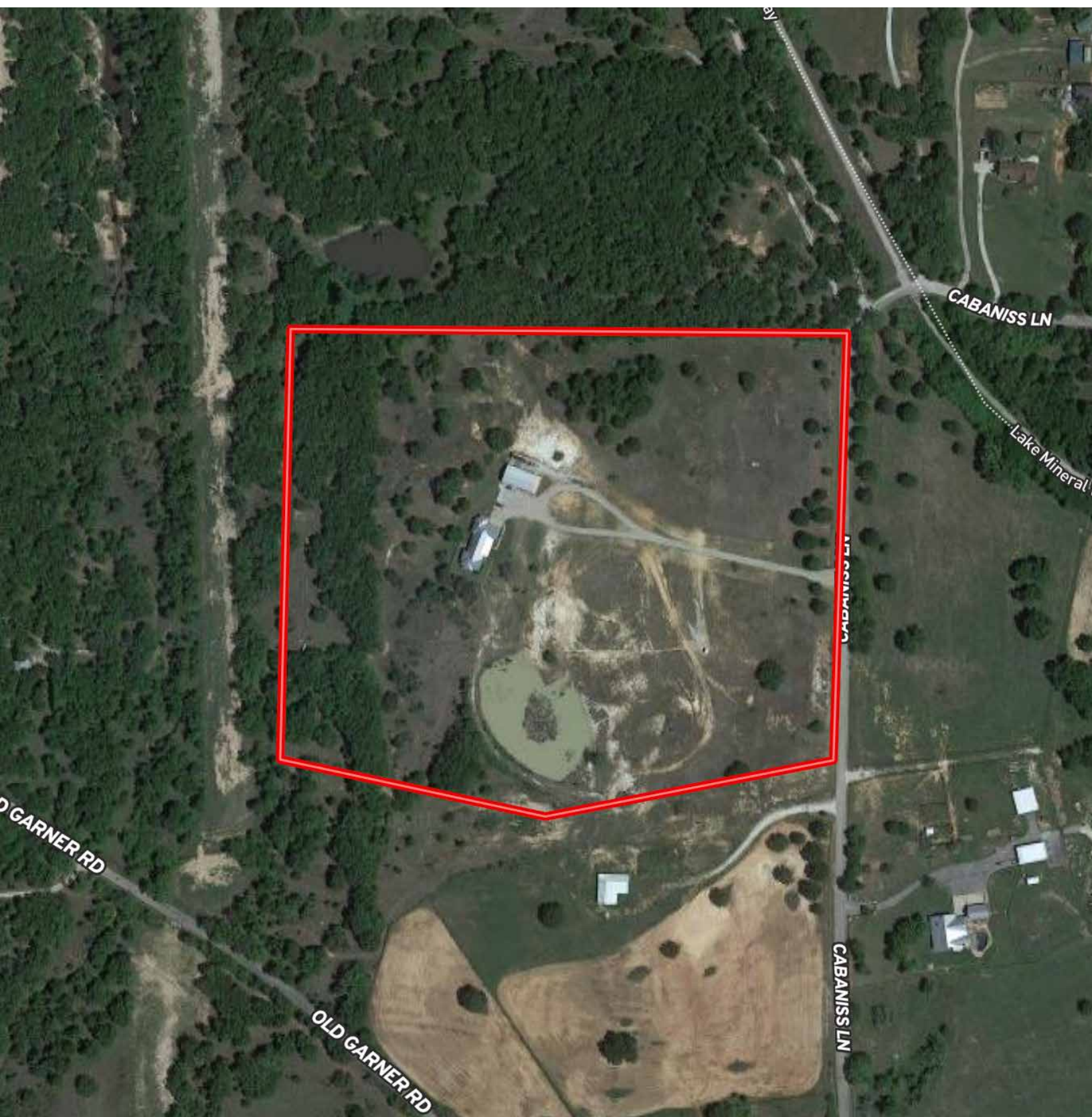


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PROPERTY PHOTOS



AERIAL MAP



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CONTOUR LINES & FLOODPLAIN

