

PROPERTY DESCRIPTION

Country Estate, situated on 38+ Acres in North Texas! This property has it all, starting from the pipe fencing & stone gated entry, there are Coastal Hay Pastures with 3-rail white fencing on both sides of the lighted and paved drive, leading to main house. Property offers multiple pastures, roping arena, 3-barns, 6-Stalls, horse walker and nice efficiency apartment.

The Main Home boasts 6,842 sq. ft of air-conditioned living, featuring, 4 Bedrooms, 4.5 Baths, kids study area in between the upstairs bedrooms, Dining Room, Office, large Media Room with wet bar and half bath, along with a bonus room & sauna. The spacious Living Room is open to the gourmet Kitchen with views of the Pool and also offers an amazing outdoor living space with screened in porch, fireplace and kitchen/cooking areas, looking out onto the gorgeous back landscape. Country living with nearby city conveniences. An Impeccable Property with too many features to list! Call for a Private Tour Today!

DETAILS

Home Features

- Custom built home for entertaining
- WIFI extension tower to boost internet
- Sprinkler system for interior of house - fire detection activated
- Stainless steel appliances
- Recently purchased built in ss fridge
- 6-burner Viking gas cooktop with double ovens
- pull out microwave and sink in the large island
- large utility room with sink off the mud room
- granite counter tops through out
- oak real hand scraped floors
- Ceramic tile
- 6" custom base boards

- Plantation shutters
- 4 ac units to the main home
- custom built ins next to fireplace in living room
- 8 ft doors
- ceilings are all 10 ft or greater
- office just off the master with views of the pool area
- recessed lighting
- custom fixtures and fans
- floor to ceiling stone fireplace in living room with vaulted ceiling and wood beams
- 1st floor master with his/her closets, ensuite bath, shower & soaker tub
- 2nd bedroom on the first floor as well with full bath and opposite side of house from the master (excellent for guest room or nanny quarters)
- kid's study/game room with built in shelving & desks in between
- spacious upstairs bedrooms with window seating and two ensuite bathrooms
- inviting saltwater pool, lots of entertaining area, raised deck with pavilion and the area is already wired for a hot tub
- screened / covered back patio with stone fireplace, sink, built in fridge, 2-propane grills & granite countertops
- covered front porch, excellent for that morning cup of coffee!
- Over 1400 sq. ft. of covered patio space
- downstairs media room with large screen, stadium seating, surround sound, wet bar, half bath and direct access to the pool area as well----great for entertaining & for the kids
- oversized 3-car garage
- additional parking area surrounded by a stone boarder
- Full apartment (1-bed, 1-bath with open living/kitchen) attached to the barn (near arena) on the opposite side of the property as the main house

Lot Features

- 38.5+/-Ac. of level terrain with an abundance of Oak trees
- 7 cross-fenced pastures with 2 producing ample amounts of coastal hay for baling and/or grazing
- 2 water wells
- 3 fully stocked ponds with two having fountains
- 3 metal barns/shop
- long paved and lighted driveway to the main house
- stone and metal gated entrance with pipe fence along the front and white 3-rail vinyl fencing following the drive to the house. Also, there's second gated entrance, allowing direct access to the arena, barns and apartment with both entrances offering remote/keypad access
- abundant of deer and ducks frequent the property, enjoying the ponds and the beautiful wooded landscape

Horse Facility Features

- barn with 6 covered stalls and full apartment attached
- fully fenced perimeter & cross-fenced
- fencing is pipe/cable, 3-rail vinyl, barb and slick wire
- water in six of the seven pastures
- tack and storage rooms
- fans in stalls
- 4-horse auto walker
- 150 x 200 roping arena with returns, working pens, chutes and 3-outside stalls
- 50 x 50 hay/equipment barn with 220 and 110 plugins
- Trailer hookups and additional septic
- 30 x 40 shop near the main house

Distances

- **3 miles** to Decatur HS & Shopping
- **43 miles** to DFW Airport
- **38 miles** to Fort Worth