



3055 Cabaniss Lane
Weatherford, TX 76088

\$1,750,000

Welcome to your private oasis in Parker County, Tx! This stunning home, nestled on 17 acres of lush land, offers the perfect blend of luxury finishes and seclusion. High-end custom upgrades, perfect layout for entertaining, gourmet kitchen, extremely energy efficient, and so much more! No known restrictions. Bring your horses, cows, 4-H or FFA projects. This place is setup right!

CONTACT MICHELLE REED FOR MORE DETAILS:

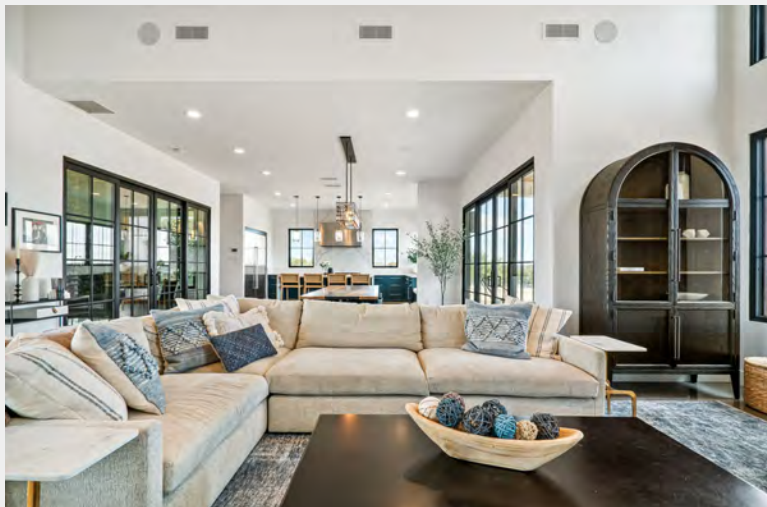
📞 817-688-1701

✉️ MREEDREALTY@GMAIL.COM



- 2018 Modern Farmhouse Custom Home
- 17.2 Ag Exempt Acres
- 4,310 Total Livable Square Footage
- 5 Total Bedrooms and 4.5 Total Bathrooms
- 3,531 sf Main Home with 4 Bedrooms, 3.5 Bathrooms
- 559 sf Studio Style Apartment with Full Bathroom & Kitchenette
- 220 sf Private Gym Complete with HVAC and Rubber Flooring
- 3 Gas Fireplaces
- 3 Tankless Water Heaters
- 3 Trane HVAC Systems
- 18' Expansive Ceilings
- Cold-Rolled Steel Encased Gas Fireplace in Living
- Ralph Lauren Chandeliers
- Full Spray Foam Encapsulation Including Exterior and Interior Walls
- Commercial Grade Pella Custom Architect Series Double Pane Clad Wood Windows. Lifetime Transferrable Warranty
- Wolf Chef-Grade 6-Burner Range with Infrared Griddle & Double Oven
- Wolf Chef-Grade Steamer and Microwave
- Wolf Commercial Subzero 36" Refrigerator and 36" Freezer
- Quartz Countertops Throughout House
- Large Butler's Pantry with Sink, Storage, Prep Space
- Mudroom with Double Lockers for Ample Storage
- Huge Office with Maple Barn Doors and Double Workspace
- Complete Home, Wifi, Audio/Video Wiring and Surround Sound
- Electric Roll Up Phantom Screens
- Outdoor Patio with Ridge Hack Stone Encased Gas Fireplace
- 1000-gallon Buried Propane Tank
- 2 Water Wells
- Complete Home Reverse Osmosis with 2,500-gallon Storage Tank
- 5,000-gallon Water Storage Tank for Sprinkler System
- 1,500-gallon Water Storage Tank for Livestock
- 13 Exterior Cameras, Security System Integration into Main Doors and Windows, as well as, Full Exterior Lighting
- 12x14 and 2-14x14 Stalls with Runs and 3 Additional Turn outs
- Cattle Working Pens. 6 Dry Lot Pens. Arrowquip Chute
- Tack Room. Pad Site for Arena and Barn
- Completely Fenced and Cross-Fenced in Substantial Pipe and Top Rail with Cable and Cedar Staves
- Challenger 15D H2X Swim Spa





BEAUTIFUL 2018 MODERN FARMHOUSE STYLE CUSTOM HOME SITUATED ON 17 IMMACULATE AG EXEMPT ACRES. THIS 4,310-SF HOME IS THE ONE YOU'VE ALWAYS DREAMED OF CURATED WITH ONLY HIGH-END UPGRADES.

THE MAIN HOME HAS 4 BEDROOMS WITH 3-1/2 BATHS AND IS AN ENTERTAINER'S DREAM WITH LARGE OPEN CONCEPT LIVING, DINING AND KITCHEN. YOUR LIVING ROOM IS THE PLACE TO BE WITH THE IMPRESSIVE COLD-ROLLED STEEL ENCASED GAS FIREPLACE THAT DRAWS YOUR EYES TO THE EXPANSIVE 18' CEILINGS ACCENTED BY RALPH LAUREN CHANDELIERS. THE COMPLETE SURROUND SOUND AND HOME AUDIO SYSTEM WILL MAKE MOVIE NIGHT FEEL LIKE YOU'RE AT THE THEATRE.

THE SPACIOUS DINING AREA IS THE PERFECT SIZE FOR YOUR LARGE FAMILY GATHERINGS. CONVERSATION WILL FLOW UNDER YOUR DIMMABLE, CRYSTAL CHANDELIER THAT PROVIDES THE PERFECT GLOW FOR MAKING THOSE JOYOUS MEMORIES.

THIS CHEF'S KITCHEN COMES COMPLETE WITH THE BEST OF THE BEST IN APPLIANCES. ENJOY MAKING YOUR MEALS WITH A 48" WOLF, ALL GAS, 6-BURNER RANGE COMPLETE WITH GRIDDLE AND DOUBLE OVEN. GORGEOUS QUARTZ COUNTER TOPS PROVIDE TONS OF PREP SPACE AND EXTEND UP THE WALL AS BACKSPLASH THAT TIES IN PERFECTLY WITH THE CUSTOM STAINLESS-STEEL VENT-A-HOOD. ENJOY YOUR MORNING COFFEE SITTING AT YOUR 8' WATERFALL ISLAND WITH EXTRA STORAGE AND SOFT CLOSE DRAWERS AND CABINETS. HOW ABOUT THE BUILT-IN SUBZERO 36" REFRIGERATOR AND 36" FREEZER? THIS KITCHEN IS THE ONE WE ALL DREAM ABOUT AND IS READY TO BE YOURS.

HUGE WALK-IN PANTRY WITH SINK, LARGE PREP AREA, WOLF STEAMER OVEN AND WOLF MICROWAVE SURROUNDED BY EXTRA STORAGE SPACE AND MORE SOFT CLOSE DRAWERS AND CABINETS.

THE MUDROOM COMES COMPLETE WITH A 1/2 BATH CONTAINING A GORGEOUS, LIVE-EDGE EXPOSED MAPLE WOOD VANITY. THE STORAGE CLOSET AND DOUBLE LOCKERS PROVIDE AMPLE STORAGE FOR AFTER SCHOOL COATS, SHOES, AND BACKPACKS. IT EVEN HAS A STAINLESS-STEEL DOG WASH WITH RAMP FOR THOSE LARGE AND SMALL FUR BABIES!

WALK INTO YOUR HUGE OFFICE BY WAY OF BEAUTIFUL MAPLE BARN DOORS THEN EASILY AND EFFICIENTLY RUN YOUR BUSINESS FROM HOME ON YOUR STAINLESS-STEEL DOUBLE WORKSPACE WITH WATERFALL EDGE. THE LARGE OFFICE CLOSET HOUSES THE AUDIO/VIDEO TOWER FOR SURROUND SOUND AND ALL SUPPORT EQUIPMENT, WIFI, ADT SECURITY SYSTEM EQUIPMENT, DVD PLAYER, AND EERO WIFI EXTENDERS TO PROVIDE CONNECTIVITY THROUGHOUT THE ENTIRE HOUSE. THIS SMART HOUSE FROM LIGHT SWITCHES TO SMOKE DETECTORS AND SURROUND SOUND CAN ALL BE CONTROLLED RIGHT FROM YOUR CELL PHONE OR YOUR SYSTEM REMOTE CONTROLS.

THE COZY MASTER BEDROOM HAS THE PERFECT LAYOUT. READ YOUR FAVORITE NOVELS IN THE READING NOOK SURROUNDED BY BUILT INS OR COZY UP NEXT TO THE GAS FIREPLACE AFTER A HARD DAY'S WORK. NEED SOME FRESH AIR? ROLL UP YOUR PHANTOM SCREENS AND WALK OUT YOUR HUGE SLIDING DOORS TO THE PRIVATE WALKWAY THAT LEADS OUT TO YOUR PERSONAL SWIM SPA FOR A NICE HOT SOAK.

SPACIOUS ENSUITE BATHROOM WITH A CUSTOM LIVE-EDGE WALNUT DOUBLE VANITY IS SURROUNDED BY MODERN LIGHTING, MIRRORS THAT REACH TO THE CEILING, AND BEAUTIFUL WALL MOUNTED FIXTURES. RELAX IN YOUR HUGE SOAKER TUB WITH STAND-ALONE FAUCET AND SPRAYER OR WALK INTO YOUR VAST OPEN SHOWER. HUGE CUSTOM WALK-IN CLOSET WITH BUILT IN MAKE-UP VANITY FLOODED WITH NATURAL LIGHT, HIDDEN HANGING CLOTHES CABINETS, MULTIPLE SOFT CLOSE DRAWERS, AND TONS OF STORAGE FOR SHOES, BAGS AND MORE.

THE GRAND STAIRCASE IS TOWERED BY A MULTI-TIERED CHANDELIER THAT LIGHTS THE WAY TO 3 MORE BEDROOMS AND A PLAYROOM. THE FIRST BEDROOM IS A LARGE SECOND MASTER GUEST ROOM WITH FULL ENSUITE BATH AND CLOSET. THE PLAYROOM HAS SEVERAL BUILT-IN BOOKSHELVES, TWO STAINLESS STEEL DESKS FOR HOMEWORK, AND AN OVERSIZED WALK-IN CLOSET FOR ANYTHING YOU MAY NEED. THE OTHER 2 BEDROOMS HAVE THEIR OWN PRIVATE READING NOOKS, SPACIOUS CLOSETS WITH BARN DOORS AND A JACK AND JILL BATHROOM.

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AMAZING UTILITY ROOM WITH UPPER AND LOWER CABINETS, A SINK, AND PLENTY OF COUNTERSPACE FOR FOLDING. IT EVEN HAS SOUND WALL BATTS INSTALLED TO REDUCE WASHER AND DRYER NOISE.

STROLL TO THE OUTDOOR PATIO AND ENJOY A REFRESHMENT BY YOUR BLUE-RIDGE HACK STONE ENCASED GAS FIREPLACE WHILE RELAXING AFTER A LONG DAY OR ON THE WEEKEND WATCHING THE GAME. LITTLE TOO WINDY OUTSIDE OR IS THE SUN TOO BRIGHT? THE ELECTRIC PHANTOM SCREENS WILL HELP WITH THAT AND WILL KEEP THOSE PESKY FLIES OUT AS WELL.

COMPLETE DOG RUN WITH STEEL FENCE, TURF, AND IRRIGATION SYSTEM BELOW.

THE GYM SPACE COMES COMPLETE WITH CENTRAL HEAT, A/C AND RUBBER FLOORS FOR THOSE EARLY MORNING WORKOUTS. WANT TO LIVE STREAM YOUR WORKOUT? NO PROBLEM. JUST LOGIN ON THE GYM TV AND GO FOR IT!

THE 550-SF STUDIO STYLE APARTMENT HAS ENOUGH SPACE FOR 1 BED, A LIVING AREA AND HAS 1 FULL BATH. IT ALSO HAS A KITCHENETTE AND IS PERFECT FOR THE IN-LAW'S OR GUESTS DURING HOLIDAYS. WANT TO USE IT FOR A MAN CAVE OR GAME ROOM? THERE ARE NO LIMITS TO WHAT THIS HUGE FLEX SPACE CAN BE USED FOR.

THIS HOME IS EXTREMELY EFFICIENT. IT HAS FULL SPRAY FOAM ENCAPSULATION WHICH IS A FULL FILL FROM EXTERIOR WALL TO SHEET ROCK AND INCLUDES INTERIOR WALLS. THE DOUBLE PANE WINDOWS ARE AN ALUMINUM WOOD CLAD WITH LIFETIME TRANSFERABLE WARRANTY BY THE PELLA CUSTOM ARCHITECT SERIES. THERE ARE 3 TANKLESS WATER HEATERS, 3 HVAC SYSTEMS AND A 1,000-GALLON PROPANE TANK THAT IS BURIED AND OUT OF SIGHT. KEEP WATCH ON YOUR HOME WHILE YOU ARE AWAY WITH THIRTEEN EXTERIOR CAMERAS, SECURITY SYSTEM INTEGRATION INTO MAIN DOORS AND WINDOWS, AS WELL AS FULL EXTERIOR LIGHTING.

THERE ARE TWO WELLS ON THE PROPERTY. ONE WELL SUPPLIES THE HOUSE WITH A TOTAL REVERSE OSMOSIS SYSTEM AND 2,500-GALLON WATER STORAGE TANK. THE OTHER WELL SUPPLIES THE SPRINKLER SYSTEM AND LIVESTOCK PENS. THE SPRINKLER SYSTEM HAS A DEDICATED 5,000-GALLON WATER STORAGE TANK AND COVERS APPROXIMATELY 18,000 SF OF YARD AROUND THE HOUSE AND FLOWER BEDS. THERE IS A WATER SOFTENER FOR THIS SYSTEM THAT IS STORED IN THE TACK ROOM TO REVERSE HARD LANDSCAPING WATER TO KEEP YOUR HOUSE OF WINDOWS FREE FROM SEDIMENT. THE HORSE AND CATTLE PENS HAVE THEIR OWN DEDICATED 1,500-GALLON WATER STORAGE TANK

YOUR HORSES, CATTLE, AND 4-H PROJECTS ARE GOING TO LOVE THEIR NEW HOME. CAREFUL CONSIDERATION WENT INTO THE LAYOUT OF THESE PENS AND EFFICIENCY SHINES THROUGH. THREE LOAFING SHEDS AND PIPE RUNS. TWO OF THE LOAFING SHEDS MAKE APPROXIMATELY 14 X 14 STALLS AND RUNS WHILE THE THIRD MAKES A 12 X 14 STALL AND RUN. THERE ARE THREE ADDITIONAL TURN OUTS AND THERE IS A 50X50 SQUARE PEN TO EXERCISE.

AMAZING CATTLE WORKING PENS, 6 DRY LOT PENS AND AN ALLEY WITH AN ARROWQUIP CHUTE PLACED UNDER COVER FOR THOSE HOT DAYS. THE CHUTE IS A SQUEEZE CHUTE, A PALPATE CHUTE, AND YOU CAN DOCTOR AND BRAND.

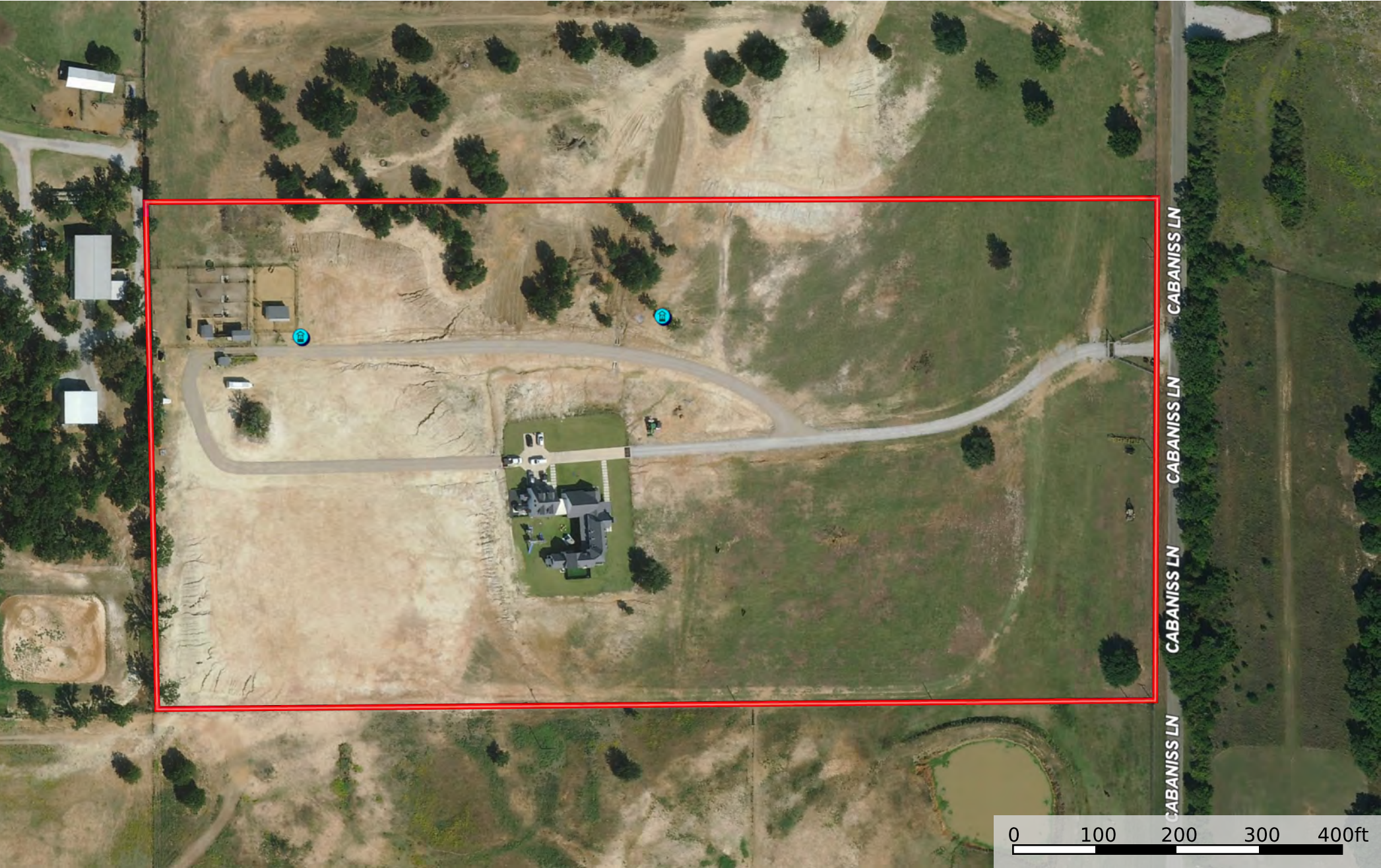
THE PROPERTY IS COMPLETELY FENCED AND CROSS-FENCED TO KEEP ALL YOUR ANIMALS SAFE. THERE IS A SUBSTANTIAL PIPE AND TOP RAIL FENCE WITH CABLE AND CEDAR STAVES ON 3 SIDES AND 5-STRAND BARBED WIRE ON THE WEST SIDE WHERE THE COW PENS ARE.

TACK ROOM FOR STORING SADDLES, TACK, FEED, AND ANY EQUIPMENT NECESSARY. PAD FOR THE ARENA IS READY FOR A 200' X 350' AND THE PAD SITE FOR THE BARN IN PLACE AS WELL.

INCLUDED IS A CHALLENGER 15D H2X SWIM SPA. PERFECT FOR SWIMMING, EXERCISING, AND FAMILY FUN. THE CHALLENGER 15 D FEATURES A LARGE UNINHIBITED AREA THAT IS PERFECT FOR SWIMMING, EXERCISE, AND FAMILY FUN. THE AIRLESS VIP TECHNOLOGY ENHANCES THE SWIM JET PERFORMANCE, AND A VARIABLE SPEED SYSTEM ALLOWS YOU TO CUSTOMIZE THE PACE. PLUS, WHEN IT COMES TO HYDROTHERAPY, REHABILITATION, AND RELAXATION, NOTHING COMPARES TO THE XTREME THERAPY SEAT AND XTREME THERAPY COVE.

THIS IMMACULATELY MAINTAINED PROPERTY SITS ATOP A HILL PROVIDING VIEWS FOR MILES. HAS AN ELECTRIC GATED ENTRANCE WITH WONDERFUL LIVE OAK TREES AND ALL THE BELLS AND WHISTLES. GARNER/MILLSAP ISD.

ROSE - 3055 Cabaniss Ln
Texas, AC +/-



 Boundary  Water Wells