

FOR SALE

PRIME COUNTRY PROPERTY

Listed for \$2,250,000

1045 Fm 3442

Valley View, Texas



1045 Fm3442 in Valley View, Texas, is a high-quality acreage property featuring an exquisitely designed redwood and stone custom home, a two-stall horse barn with studio/guest quarters, on 27 picturesque acres with views of Lake Ray Roberts.

The home's design features a lodge-like styling enhanced with tasteful European touches. It includes over 7,000 square feet of hi-seamed metal roof encompassing approximately 3,300 square feet of interior living space and over 2,300 square feet of covered pine and cedar porches. Its architecture includes Douglass Fir beams and columns, tastefully distressed hardwood floors, solid maple cabinetry, three masonry wood-burning fireplaces, hand-troweled walls, and expansive window space. Its single-story layout features a spacious living room, a large kitchen and dining area, two private ensuite bedrooms, and a home office. The home's elevated setting provides privacy and a tranquil, spacious environment with picturesque views over rolling pastures, trees, Lake Ray Roberts, and the neighboring countryside.

The land is prime with plenty of character. It includes rolling fenced pastures with scattered trees, sandy loam soil, a semi-wooded area with scenic elevation changes, and a newer 36 x 48 insulated barn with two stalls with pipe runs, tack, and storage rooms, plus a 500 square foot studio/guest quarter with a full bath and HVAC.

1045 FM 3442 sits in a desirable area of acreage properties and should satisfy the most discriminating tastes. Its location is convenient to I-35 and is minutes from a state park and several boat launches on Lake Ray Roberts.



 DUTCH AND CHERYL	 KELLER WILLIAMS REAL ESTATE	Dutch and Cheryl Wiemeyer REALTORS® Direct/Text (940) 391-9092 Office (940) 365-4687 info@texasliving.com www.texasliving.com
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MLS Number: **14614505**
1045 Fm 3442, Valley View, Texas 76272



FRONT OF HOME...Amazing Redwood And Stone Home With Standing Seam Metal Roof. This Gorgeous Property Offers Privacy, Beautiful Hilltop Views Of Lake Ray Roberts And The Countryside



PROPERTY AERIAL...This Property Is First-Class! It Offers A Hilltop Setting For The Home, Land Elevation Changes, Trees, Coastal Pastures, High Quality Home And Horse Barn, Property Outline Is Approx.



PROPERTY AERIAL...Extra Photo



PROPERTY AERIAL...Extra Photo, View Of Barn And Home



PROPERTY AERIAL...Extra Photo, View Of Beautiful Coastal Pastures



HOME AND COASTAL PASTURES

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FRONT OF HOME...Redwood And Stone Exterior,
Wrap Around Porches, Attached Porte Cochere



FRONT OF HOME...Extra Photo



HOME AND PORCHES



HOME AND PORCHES



HOME AND PORCHES



FOYER...Distressed Wood Floor, Wood Beam
Ceiling, Half Bath Off Foyer On One Side And Guest
Bedroom With Full Bath Off Other Side

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LIVING ROOM...Distressed Wood Floor, Wood Beam Ceiling, Wood Burning Fireplace



LIVING ROOM...Extra Photo, Pocket Doors At The Left Lead Into Office



LIVING ROOM...Extra Photo, French Doors Lead To Covered Porches, Views Of Lake Ray Roberts From This Room!



KITCHEN...Distressed Wood Floor, Vaulted Ceiling With Wood Beams, Granite Countertops, New Stainless Appliances, Plantation Shutters, Fireplace



KITCHEN AND DINING AREA



DINING AREA AND KITCHEN...Appliances Have Recently Been Updated To Stainless

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DINING AREA...Distressed Wood Floor, Fireplace, Plantation Shutters



OFFICE...Distressed Wood Floor, Wood Beam Ceiling, French Doors Lead To Covered Porch With Views Of Lake Ray Roberts



MASTER BEDROOM...Distressed Wood Floor, Wood Beam Ceiling, Fireplace, French Doors To Covered Porches



MASTER BEDROOM...Extra Photo



MASTER BATH...Distressed Wood Floor, Wood Beam Ceiling, Double Vanity, Bidet, Walk-In Tile Shower



MASTER BATH...Extra Photo, Ceiling Fan, Jetted Tub, Plantation Shutters, Walk-In Closet W/Built-Ins

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BEDROOM 2...Distressed Wood Floor, French Doors To Covered Porch, Plantation Shutters, Wood Beam Ceiling



GUEST BATH...Distressed Wood Floor, Tile Shower, Built-Ins



COVERED PORCHES...Located Off Living Room



COVERED PORCHES



COVERED PORCHES...Located Off Kitchen And Dining



COVERED PORCHES

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BARN EXTERIOR...36x48, Insulated, 2 Stalls W/Runs, Office/Lounge With Full Bath, Storage Room And Central Heat/Air



BARN INTERIOR...2 Stalls, Tack/Feed Room, Foam Insulated, Roll-Up Doors



BARN INTERIOR...2 Doors Lead Into Office/Lounge



BARN OFFICE/LOUNGE INTERIOR...Offers A Full Bath And Large Storage Room With Central Heat/Air



DRIVEWAY...View From Home Leading To The Barn And Property Entrance



BEAUTIFUL COASTAL PASTURES...Distant Views Of Lake Ray Roberts

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AERIAL VIEW OF COASTAL PASTURE...Views Of
Lake Ray Roberts



COASTAL PASTURE



BEAUTIFUL PASTURE WITH SCATTERED TREES AND
ROLLING TERRAIN



SATELLITE AERIAL...Property Outlines Are
Approximate

1045 Fm 3442, Valley View, Texas 76272

MLS#: 20256528 **N** Active
Property Type: Residential

[1045 Fm 3442 Valley View, TX 76272-7926](#)
SubType: Single Family

LP: \$2,250,000



Also For Lease: N
Subdivision: Gregg J
County: Cooke
Country: United States
Parcel ID: [26653](#)
Parcel ID 2: 86719
Lot: **Block:**
Legal: GREGG J 0398
Unexempt Tx: \$11,058
Lst \$/SqFt: \$668.05
Lake Name:
Lse MLS#:
Plan Dvlpm:
MultiPrcl: Yes **MUD Dst:** No

Beds: 2 **Tot Bth:** 3 **Liv Area:** 1
Fireplc: 3 **Full Bath:** 2 **Din Area:** 1 **Pool:** No
Half Bath: 1 **Adult Community:**
Smart Home App/Pwd: No

SqFt: 3,368/Assessor
Yr Built: 1999/Assessor/Preowned
Lot Dimen: 27.62 Acres
Subdivide?: No
HOA: None
Access Unit: Yes

Hdcp Am: No
Horses?: Yes
Attached: No
Acres: 27.620
HOA Dues:
AccUnit SF: 500
Garage: No/0
Attch Gar:
Carport: 2
Cov Prk: 2
Unit Type: Other

School Information

School Dist: Pilot Point ISD
Elementary: Pilot Point **Middle:** Pilot Point **High:** Pilot Point
Intermediate: Pilot Point

Rooms

Room	Dimen / Lvl	Features	Room	Dimen / Lvl	Features
Living Room	26 x 26 / 1	Fireplace	Kitchen	16 x 12 / 1	Built-in Cabinets, Dual Sinks, Granite/Granite Type Countertop, Kitchen Island, Natural Stone/Granite Type, Water Line to Refrigerator
Dining Room	12 x 8 / 1	Fireplace	Office	15 x 14 / 1	
Utility Room	18 x 12 / 1	Built-in Cabinets, Drip/Dry Area, Linen Closet, Room for Freezer, Separate Utility Room, Sink in Utility	Primary Bedrm	23 x 14 / 1	Bidet, Dual Sinks, Ensuite Bath, Fireplace, Jetted Tub, Separate Shower, Sitting Area in Master, Split Bedrooms, Walk-in Closet(s)
Bedroom	21 x 13 / 1	Ensuite Bath, Split Bedrooms			

General Information

Housing Type: Single Detached
Style of House:
Lot Size/Acres: 10 to < 50 Acres
Alarm/Security: Burglar, Prewired, Security System Owned, Smoke Detector(s)
Soil: Clay, Sandy Loam
Heating: Electric, Heat Pump, Zoned
Roof: Metal
Construction: Rock/Stone, Wood
Crops/Grasses:
Foundation: Slab
Basement: No
Possession: Closing/Funding, Other
Fireplace Type: Dining Room, Living Room, Masonry, Master Bedroom, Wood Burning
Flooring: Tile, Wood
Levels: 1
Type of Fence: Barbed Wire, Cross Fenced, Fenced, Gate, Pipe, Wire
Cooling: Ceiling Fan(s), Central Air, Electric, Heat Pump, Zoned
Accessible Ft:
Patio/Porch: Covered, Wrap Around
Vegetation: Grassed, Partially Wooded
Special Notes: Survey Available
Listing Terms: Cash, Conventional

Features

Appliances: Built-in Refrigerator, Dishwasher, Disposal, Electric Cooktop, Electric Oven, Electric Water Heater, Microwave, Oven-Convection, Vented Exhaust Fan
Laundry Feat: Dryer - Electric Hookup, In Utility Room, W/D - Full Size W/D Area, Washer Hookup
Interior Feat: Built-in Features, Decorative Lighting, Eat-in Kitchen, Granite Counters, High Speed Internet Available, Kitchen Island, Natural Woodwork, Open Floorplan, Sound System Wiring, Vaulted Ceiling(s), Walk-In Closet(s)
Exterior Feat: Covered Patio/Deck, Lighting, Stable/Barn

Park/Garage: Circular Driveway, Covered, Gated, Oversized
Street/Utilities: Asphalt, Co-op Electric, Co-op Water, Individual Water Meter, Outside City Limits, Septic, No City Services
Lot Description: Acreage, Few Trees, Irregular Lot, Many Trees, Pasture, Sprinkler System, Varied, Water/Lake View
Other Structures: See Remarks, Shed(s), Stable(s), Storage, Tenant House
Restrictions: No Known Restriction(s)
Easements: Utilities
Showing: Appointment Only, Appointment Service, See Remarks
Waterfront: Creek **Plat Wtrfn Bnd:**

Remarks

Property Description: Rustic Elegance on 27+ picturesque and private acres with views of Lake Ray Roberts. 1045 Fm3442 is a high-quality property featuring an exquisitely designed redwood and stone custom home, a two-stall horse barn with a studio, and scenic acreage. The home’s lodge-like styling is enhanced by slight European touches and over 2,300sf of covered wrap-around style porches to enjoy the private hilltop setting overlooking rolling pastures, trees, and lake views. With over 7,000sf of standing seam metal roof, the home’s single-story layout offers over 3,300 square feet of attractive interior living space, spacious living and kitchen areas, an office, two large ensuite bedrooms, and 3 fireplaces. Away from the home is a newer 36 x 48 insulated barn with two horse stalls, pipe runs, a tack room, and a 500sf studio with HVAC and a full bath. The land is prime with plenty of character enhanced by scenic elevation changes, fenced pastures, scattered trees, a wooded area, and sandy loam soil.

Public Driving Directions: Lone Oak Rd - South on Fm3442. Property on right. No for sale sign. Gated entrance.

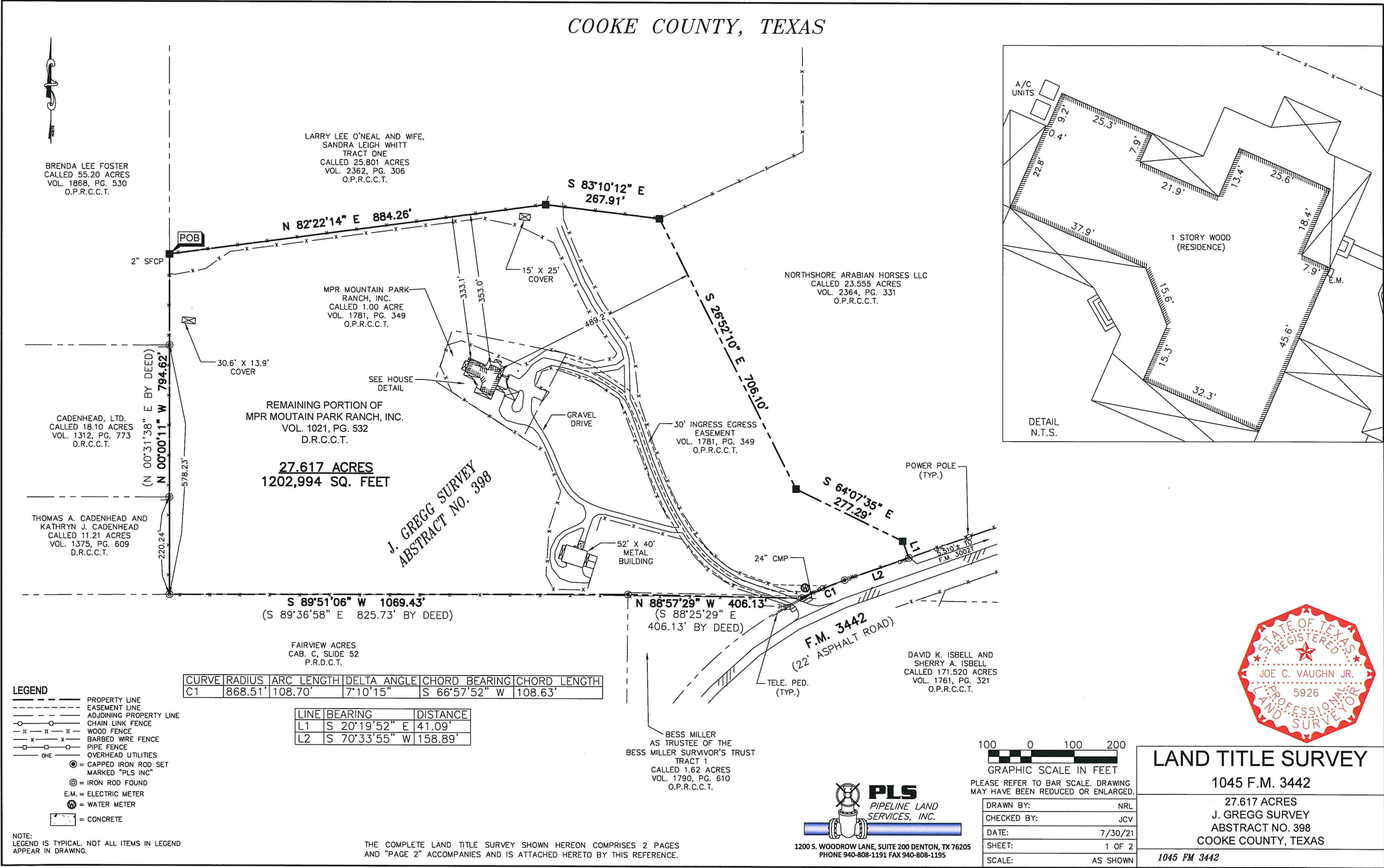
Agent/Office Information

Lst Ofc: KELLER WILLIAMS REALTY **Lst Agt:** [DUTCH WIEMEYER](#)

Prepared By: DUTCH WIEMEYER KELLER WILLIAMS REALTY on 02/11/2023 14:11

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COOKE COUNTY, TEXAS

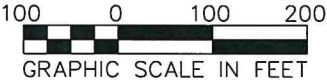


LAND TITLE SURVEY

1045 F.M. 3442

27.617 ACRES
J. GREGG SURVEY
ABSTRACT NO. 398
COOKE COUNTY, TEXAS

1045 FM 3442



PLEASE REFER TO BAR SCALE. DRAWING MAY HAVE BEEN REDUCED OR ENLARGED.

DRAWN BY:	NRL
CHECKED BY:	JCV
DATE:	7/30/21
SHEET:	1 OF 2
SCALE:	AS SHOWN

PLS
PIPELINE LAND
SERVICES, INC.

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