

4452 County Road 123, Gainesville, Texas 76240

MLS#: 20739610 **N** Active

[4452 County Road 123 Gainesville, TX 76240-0015](#)

LP: \$649,000

Property Type: Residential

SubType: Single Family



Also For Lease: N

Lst \$/SqFt: \$499.23

Subdivision: Howeth H

County: Cooke

Lake Name:

Country: United States

Lse MLS#:

Parcel ID: [156459](#)

Plan Dvlpm:

Lot: **Block:**

MultiPrcl: Yes **MUD Dst:** No

Legal: HOWETH H 0467 ACRES 8.0

Unexmpt Tx: \$5,980

PID:No

Spcl Tax Auth: No

Beds: 2

Tot Bth: 2

Liv Area: 1

Fireplc: 1

Full Bath: 2

Din Area: 1

Pool: No

Half Bath: 0

Adult Community:

Smart Home App/Pwd: No

SqFt: 1,300/Builder

Yr Built: 2021/Public Records/Preowned

Lot Dimen:

Subdivide?: No

HOA: None

Hdcp Am: No

Horses?: Yes

Attached: No

Acres: 8.000

HOA Dues:

Garage: No/0

Attch Gar: No

Carport: 3

Cov Prk: 3

School Information

School Dist: Callisburg ISD

Elementary: Callisburg

Middle: Callisburg

High: Callisburg

Rooms

<u>Room</u>	<u>Dimen / Lvl</u>	<u>Features</u>	<u>Room</u>	<u>Dimen / Lvl</u>	<u>Features</u>
Living Room	17 x 11 / 1	Ceiling Fan(s), Fireplace	Kitchen	17 x 17 / 1	Breakfast Bar, Built-in Cabinets, Eat-in Kitchen, Farm Sink, Granite/Granite Type Countertop, Kitchen Island, Pantry, Water Line to Refrigerator
Utility Room	10 x 8 / 1	Built-in Cabinets, Separate Utility Room	Bedroom-Primary	17 x 12 / 1	Ceiling Fan(s), Ensuite Bath, Separate Shower, Walk-in Closet(s)
Bedroom	12 x 10 / 1	Ceiling Fan(s)			

General Information

Housing Type: Single Detached
Style of House: Ranch
Lot Size/Acres: 5 to < 10 Acres
Soil: Sandy Loam
Heating: Electric
Roof: Metal, Shingle
Windows: Window Coverings
Construction: Brick, Fiber Cement
Basement: No
Possession: Other

Fireplace Type: Gas Logs, Living Room, Propane, Stone
Flooring: Luxury Vinyl Plank
Levels: 1
Type of Fence: Cross Fenced, Fenced, Gate, Pipe, Wire
Cooling: Ceiling Fan(s), Central Air, Electric
Accessible Ft:
Cmplx Appv For:
Patio/Porch: Covered, Front Porch, Patio
Listing Terms: Cash, Conventional

Features

Appliances: Dishwasher, Disposal, Gas Range, Gas Water Heater, Microwave, Tankless Water Heater
Laundry Feat: Dryer - Electric Hookup, In Utility Room, W/D - Full Size W/D Area, Washer Hookup
Interior Feat: Built-in Features, Cathedral Ceiling(s), Eat-in Kitchen, Flat Screen Wiring, Granite Counters, High Speed Internet Available, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Exterior Feat: Covered Patio/Porch, Rain Gutters, Stable/Barn, Storage
Park/Garage: Attached Carport
Street/Utilities: Aerobic Septic, Co-op Electric, Co-op Water, Gravel/Rock, Individual Water Meter, Outside City Limits, Overhead Utilities, Propane, Unincorporated, No City Services
Lot Description: Acreage, Few Trees, Level, Pasture
Other Structures: Barn(s), Outbuilding, Shed(s), Stable(s), Storage
Restrictions: No Known Restriction(s)
Easements: Access, Utilities, Water Lines

Remarks

Property Description: This well-maintained 8-acre horse property features an immaculate home and barn. The residence has an open layout with a cathedral ceiling, integrating the living area & eat-in kitchen. The LR includes a stone fireplace, while the kitchen has granite countertops, stainless steel appliances, and a large island with a breakfast bar. The home offers 2 bedrooms, including a primary suite with ensuite bath, built-in desk, & private patio. Additional amenities include a

guest bath & utility room with pantry. The oversized carport with vaulted ceiling is ideal for larger vehicles or entertaining. The horse barn has three 11x13 stalls with mats, auto waterers, ceiling fans, & covered pipe runs. It features a 12-foot concrete aisle, wash rack with hot water, enclosed tack room, and feed storage. The property has two pastures with loafing sheds and separate turn-out lots, all fenced with slick-wire and cedar stays. Located 3 miles north of US-82, this property offers easy access to I-35 and DFW.

**Public Driving
Directions:**

Us82 east of Gainesville - North on Cr 123 - Go about 3 miles. Go about one-half mile past where Cr123 changes to gravel. Property on the southside.

Agent/Office Information

Lst Ofc: KELLER WILLIAMS REALTY

Lst Agt: [DUTCH WIEMEYER](#)

Prepared By: DUTCH WIEMEYER KELLER WILLIAMS REALTY on 09/26/2024 18:22

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