

## **A Rare Waterfront Estate on Wilson Creek – 7 Acres of Texas Beauty**

There are properties you see every day, and then there are properties that take your breath away. Tucked quietly at the end of a private road in the exclusive Wilson Creek subdivision, this estate offers something truly extraordinary: seven sprawling acres adorned with majestic oaks, a meticulously maintained custom home, and over 600 feet of direct creek frontage. Add to that a rich Texas history, abundant wildlife, and a community of like-minded neighbors, and you've discovered a retreat unlike anything else on the market.

This is more than a home; it's a lifestyle, a sanctuary, and a piece of history all rolled into one.

### **A Setting of Unmatched Beauty**

The moment you arrive, the land makes its presence known. Mature oak trees rise like guardians over the property, their sweeping branches offering shade, charm, and a timeless sense of place. The grounds have been so carefully manicured that they resemble a private golf course — rolling green spaces, trimmed pathways, and wide-open vistas that invite you to explore.

With the property sitting at the very end of a private road, peace and privacy are guaranteed. Yet, you're also within the warm embrace of the Wilson Creek subdivision — a neighborhood defined by custom homes on acreage where pride of ownership is evident everywhere you look.

Best of all, the property sits well outside of any flood zone, a reassurance that adds both value and peace of mind for years to come.

### **600 Feet of Waterfront – Your Private Gateway to the Creek**

Stretching more than 600 feet along Wilson Creek, the property offers direct access to one of the area's most charming and historic waterways. Imagine stepping from your backyard onto your private concrete boat dock and setting off for a day of fishing, boating, or simply floating under the Texas sky.

Fishing enthusiasts will be thrilled with what's right at their fingertips: redfish, trout, and catfish are plentiful here, offering year-round sport and dinner fresh from the water. In the evenings, flip on the underground and underwater lighting placed in the trees and along the waterline, and watch as fish gather beneath the glow. The setup creates magical nights of casting, catching, and storytelling under the stars.

### **A Home Designed for Living and Gathering**

The home itself, built in 1980 by its original owner, carries the same pride and meticulous attention to detail that the land does. For more than four decades, it has been lovingly

maintained and improved, ensuring that it stands today in excellent condition — not just as a house, but as a true family estate.

Step through the front door and into the vaulted living room, where soaring ceilings and a dramatic stone fireplace immediately draw the eye. This is the heart of the home — a space designed for laughter, conversation, and the warmth of gatherings that stretch late into the evening. Whether it's Thanksgiving with a dozen relatives, a quiet evening with just the fire crackling, or a party with friends flowing from inside to the patio, this room makes it possible.

The floor plan is smartly designed, with ample storage throughout the home and thoughtful touches that make life easier. The master suite is handicap accessible, an important feature for families with older relatives or anyone who values comfort and accessibility. Every inch of the home reflects not only design but also years of care and pride from the original family.

### **Outdoor Living at Its Best**

Texas living is all about blending the indoors with the outdoors, and this property makes that effortless. A massive concrete patio sits at the back of the home, providing the perfect vantage point for sunrises with coffee in hand and sunsets with a glass of wine. From here, you can look out over the rolling lawn, the oak trees, and the wide creek — a view that never gets old, no matter how many times you see it.

When it comes to entertaining, the opportunities are endless. Barbecue with friends, host a crawfish boil, or simply lounge with family as kids play and explore. With acres of open space, there's room for everyone — and then some.

### **A Property Rich in History**

This isn't just a home on a creek; it's a piece of Texas history. The land is tied to the legendary Shanghai Pierce, one of Texas' most famous cattle barons. Long before this subdivision existed, cattle were driven across Wilson Creek at this very point, and wagon buggies made their way through the shallow crossing. That history lingers in the air — a reminder that you're not only buying a home but also owning a slice of the past.

Stories of family gatherings have added to that legacy. For decades, the current owners have hosted reunions, holiday celebrations, and weekends where children and grandchildren filled the home with laughter. That tradition of memory-making is woven into the property's very fabric, ready to be passed on to its next stewards.