

2 STORY RED BRICK HOME BUILT 2002

DAVID STANLEY CONSTRUCTION CUSTOM HOME BUILDER

7987 S. HWY 78

Leonard, Texas 75452

2,752 SQ. FT HEATED

Overview: Nestled in a serene countryside setting near Leonard, Texas, this elegant two-story red brick home offers remarkable features and meticulous updates. Ample space and closets. The property is surrounded by lush greenery, providing privacy and tranquility. It's conveniently located 15 minutes from both Bonham and Leonard, and 20 minutes from Bois D Arc Lake and the future Ralph Hall Lake

Key Features:

- **Size:** 2,752 sq. ft. heated living space 4 bedrooms 3.5 bath ceiling fans
- **12 Acres AG Exempt**
- **Hidden Built-In Room:** with its location disclosed only to the new owner, adds a layer of intrigue and security.
- **640 sq. ft. Apartment/In-Law Suite / 4th bedroom:** Above the garage, with a private entrance, full bath with rain shower head and sky light, balcony, flat screen tv, gas hook up for log fireplace or stove and the option to rent out for extra income or use as a guest suite.
- **Barn (75x40) with 3-Car Carport:** Includes concrete floor, rough-in plumbing, cabinets, and shelving, 2 oversized overhead doors.
- **Multiple Covered Porches:** Three covered porch areas, two with ceiling fans, perfect for enjoying the outdoors year-round.
- **Energy-Saving Features:** Newer tilt-out windows with full screens, electric 5-ton heat pump with 2-zone heating/cooling.
- **Custom Finishes:** Crown molding, custom cabinetry, granite countertops, porcelain wood grain tile, and farmhouse-style ceiling details custom crown molding, Nickle gap
- **Outdoor Amenities:** Hot tub, (as is) two sheds with porches, raised garden beds, established flower beds, fruit and flowering trees, blackberry bush, and a pond with dock.
- **2 Sheds with porches**
- **Dog Kennels / goats with Frost-Free Water Hydrant:** Ready for pet owners or hobby breeders.
- **OFFICE:** Office with cathedral ceiling and French doors, rotating double ceiling fan, wired for flat screen tv, water connection for ice maker. Recess lights and dimmers.
- **Move-In Ready Updated:** All new paint, new flooring, new fixtures, blinds, meticulous cleanliness throughout.
- **Garage:** 2-car oversize attached garage with wall between 2 bays (one side extra deep for double cab)

- **Master Suite & Bath:** Downstairs, with granite double sink, garden tub with jets and bubbles, walk-in shower, walk-in closet, custom crown molding, and new ceiling fan
- **Upstairs Bedrooms:** 2 bedrooms with shared bathroom, extra-large closets, 2 + room size closets in each. new carpet, new ceiling fans
- **Living Areas:** Living room with gas log fireplace, wood plank flooring, solid wood staircase, nickel gap accent wall, ceiling fan, custom crown molding
- **Dining Area:** Recessed lights, with dimmers crown molding, new fixtures
- **Kitchen:** Bosch dishwasher, Samsung propane gas stove, GE convection microwave with air-fry, Samsung refrigerator, granite countertops, updated cabinets, farmhouse-style ceiling
- **Other Rooms:** Mud room, laundry room with cabinets and shelving, 2 pantries
- **Porches:** 3 covered porch areas (2 with ceiling fans)
- **Utilities:** Electric 5-ton heat pump (2-zone) just serviced, propane stove and water, Fannin Co-op electric, Alleged Ridge water, RV hookup, septic tank (recently serviced with new lids) Propane tanked leased
- **Outdoor Amenities:** Hot tub serviced by Texoma (as is), 2 sheds with 3 porches, raised garden beds, established flower beds, fruit and flowering trees, blackberry bush, pond with dock, dog kennels with frost-free water hydrant

Additional Notes:

- All contents in the house are negotiable for separate sale
- FOR TURNKEY LIVING
- Owner relocating to Arkansas.
- Some items (yard art, pots/planters, shed signs, fireplace screen, are excluded from the house contract

STAINED GLASS HORSE HEAD NEGOTIABLE FOR A PRICE IN LAUNDRY ROOM, THIS IS NOT ATTCHED, ITS GENTLEY LAID AGAINST EXISTING ROUND WINDOWGLASS

(backyard dog kennel with stone negotiable with price)