

197 +/- Acres Ranch

1150 CR 119—Kaufman, TX 75142

FOR SALE

~~\$1,195,000~~

**JUST
REDUCED!
\$975,000**

STUNNING RANCH HOME



RE/MAX Landmark
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Terrell, TX 75160

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Brought to You Exclusively By
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Information herein deemed reliable but not guaranteed.

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This 197 +/- ranch nestled in Kaufman is crowned by a 4000 SF, 4 bed and 4 bath Satterwhite Log and Oklahoma River rock home with covered front porches opening off both stories and a gorgeous custom wrought iron and glass entry.



The expansive living room includes an Austin stone woodburning fireplace with blower; pine walls; vaulted cypress ceiling; recessed lighting; chandelier; skylights; carpet; double pane Pella windows and French doors leading to the patio!



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This classic but modernized custom kitchen includes ceramic tile floors; silestone quartz countertops; commercial Hibachi grill; commercial Manitowoc icemaker; crown moulding; recessed lighting; stainless steel appliances & x-large cabinets!



Double dishwashers flank the sink overlooking pool and hay meadow beyond, a view also shared by the dining room, whose two chandeliers provide intimate evening lighting but whose large, open windows lend ample natural daylight.



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Master suite has its own space upstairs with vaulted ceilings, chandelier & access to private balcony. Bathrooms are beautifully outfitted, like the guest bath pictured with granite countertops, tile floors, built-in cabinets and Kohler fixtures.



Spacious first and second bedroom feature scraped hardwood floors, vaulted ceilings, and their own walk-in closets and large bathrooms. Guest bedroom (not pictured) is carpeted and could be your new study, office space or craft room!



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The generous covered back patio provides ideal outdoor dining, entertaining and lounging potential above the pool. Built 3 years ago, this 4' heated sport pool with 2 tanning ledges is nestled in a park-like setting with an incomparable view!



Soak in this stunning view from the patio overlooking the pool and rolling hay meadow beyond! Flanking the pool is a 576 SF pool or guest house with a 17x23 living area, 10x11 bedroom and 4x11 full bath, A/C and tankless water heater



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There are so many recreational and agricultural possibilities here with 20 acres of hay meadow, 80 acres of grazing, 100 wooded acres, and good hunting! Property also boasts a combination of 6 strand 4 barb wire fencing and pipe fencing.



A 6-stall horse barn is custom built of 2x12 cedar with tack room; wash bay; storage for feed; and concrete alleyway with ceiling fans. A large 40x60 shop includes 3 roll up doors and concrete floors, and is plumbed with water and electric.



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DIRECTIONS

From Dallas take US 175 Southeast 20 miles to Kaufman, exit SR 243 E 15 miles to CR 119 Left (N) to red pipe fence on R, sign on property.

**CALL FRANK ROBERTS FOR MORE DETAILS
OR TO TAKE A LOOK IN PERSON**

