

Hi View

REAL ESTATE

Farm & Ranch, Commercial,
Investment Properties, Recreation Land and Homes

Brett Hess

Cell: 214-207-5431 | brett@hiviewrealestate.com

Sugar Ridge, Palmer TX

**6,000 SF Home & 3,000 SF Patio - Barn w/Turnouts & Paddocks
200 Rolling Acres w/Ponds, Lakes & Trees
Offered at \$2.75 million**



The hilltops create an irreplaceable setting for the 6,000 SF living space and additional 3,000 SF outdoor living for a total of 9,000 feet under roof. The cabana style pool is as nice as you see in fine resorts, complete with outdoor fireplace, wet bar, and grilling area.



A one of a kind setting with gorgeous Views all around. View of downtown Dallas. This just may be the finest property in Ellis county or south of Dallas. Beautiful rolling terrain with an abundance of trees and water create the setting for a home that has everything for the equestrian or cattle minded person. This is a builder's personal home so you can imagine that it has every upgrade and built to the highest specifications.



Excellent equine facility with 8 stall barn, tack room, hay room, wash area, turn outs, piped fence paddocks and piped fence turnouts. Almost every pasture has horse safe piped fence. No climb bump, two way gates and a lot more property was built so a single rider can ride every pasture without getting off his horse.

804 Ferris Ave | Waxahachie, TX 75165 | Ofc. 469-517-0012 | Fax 469-517-0015

www.HiViewRealEstate.com

Information contained herein has been obtained from the owner of the property or obtained from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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Extra large stalls metal lined, with piped fence turnouts and piped fence pastures.



Grand Austin stone entry way and nearly one mile private drive to the main house.



This eight acre lake is stocked with large mouth bass croppie and large cat fish. Complete with boat dock and fishing pier.



Piped entry to the main house completely tree covered and surfaced with recycled asphalt.



Loafing sheds in the paddocks to protect the livestock and complete with improved grasses.



A place your animals can call home.

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Impeccable Texas Design



Rolling hills with lots of trees



**Views for 30 miles
Can see Downtown Dallas**



**Beautiful pool/hot tub with fountains
and waterfalls**



Outdoor fireplace



Outdoor kitchen



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A grand entry complete with faux paint & murals.



Hand detail through out this entire home



Impressive kitchen with curved granite tops and slate floors.



Cabinets galore in this Texas sized kitchen



Living area with impressive built ins, faux paint and hand painted murals.



1500 sf Complete Living qtrs 2nd floor



Lots of built ins through out



Incredible formal dining feels like your outdoors



A statesman's office. Completely built in

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Master bedroom complete with sitting area.



Fireplace and entertainment in the master.



Master Bathroom



Well decorated and appointed



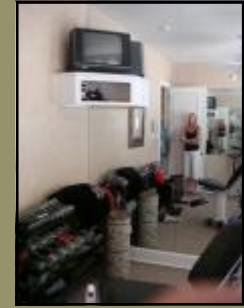
4.5 Bathrooms



Utility room



Huge closets



Exercise room

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Location - From Dallas - take IH-45 South to FM 813 in Palmer. Take FM 813 two miles. You will see entrance to property on your right.



A 20.5 lb
Big Mouth Bass
Wow!
Lake Is 32 ft Deep
And Holds Big Fish

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