

FOR SALE

Rustic Elegance on 27 Acres
Listed for \$2,150,000

1045 Fm 3442
Valley View, Texas



1045 Fm3442 in Valley View, Texas, is a high-quality 27-acre property featuring an exquisitely designed redwood and stone custom home, a two-stall horse barn with studio/guest quarters, on 27- picturesque acres.

The home's design features a lodge-like styling enhanced with tasteful European touches. It includes over 7,000 square feet of hi-seamed metal roof encompassing approximately 3,300 square feet of interior living space and over 2,300 square feet of covered pine and cedar porches. Its architecture includes Douglass Fir beams and columns, tastefully distressed hardwood floors, solid maple cabinetry, three masonry wood-burning fireplaces, hand-troweled walls, and expansive window space. Its single-story layout features a spacious living room, large kitchen and dining areas, two private en-suite bedrooms, and a home office. The home's elevated setting provides privacy and a tranquil, spacious environment with picturesque views over rolling pastures, trees, Lake Ray Roberts, and the neighboring countryside.

The land is pretty with plenty of character. It includes a large, fenced pasture with scattered trees, sandy loam soil, a semi-wooded area with scenic elevation changes, and a newer 36 x 48 barn with a 500 square foot studio/guest quarter with a full bath, and two horse stalls with pipe runs.

1045 FM 3442 sits in a desirable area of acreage properties and should satisfy the most discriminating tastes. Its location is convenient to I-35 and is minutes to a state park and several boat launches on Lake Ray Roberts.



SCAN ME

 DUTCH & CHERYL	 KELLER WILLIAMS REAL ESTATE	Dutch and Cheryl Wiemeyer REALTORS® Direct/Text (940) 391-9092 Office (940) 365-4687 info@texasliving.com www.texasliving.com
--	--	---

[1045 Fm 3442](#)

Valley View

76272-7926

\$2,150,000

Living Room:	26 x 26 / 1	Kitchen:	16 x 12 / 1	Built-in Cabinets, Dual Sinks, Island, Natural Stone/Granite Type
Dining Room:	12 x 8 / 1	Office:	15 x 14 / 1	Ensuite Bath, Fireplace in Master, Jetted Tub, Separate Shower, Separate Vanities, Sitting Area in Master, Walk-in Closets
Utility Room:	18 x 12 / 1	Master Bedroom:	23 x 14 / 1	
	Built-in Cabinets, Drip/Dry Area, Dryer Hookup- Electric, Full Size W/D Area, Linen Closet, Room for Freezer, Separate Utility Room, Sink in Utility, Washer Hookup			
Bedroom:	21 x 13 / 1			
	Ensuite Bath, Split Bedrooms			

Property Description: Rustic Elegance on 27+ picturesque acres. This high-quality property features an exquisitely designed redwood & stone custom home with a lodge-like styling enhanced by slight European touches and over 2,300sf of covered porches to enjoy the home's private hilltop setting overlooking rolling pastures, trees, elevation changes, and views of Lake Ray Roberts. With over 7,000sf of standing seam metal roof, the home's single-story layout offers over 3,300 square feet of attractive interior living space, spacious living and kitchen areas, an office, and two large ensuite bedrooms. The scenic acreage includes a large, fenced pasture and a newer 36x48 barn with a 500sf studio with a full bath and 2 horse stalls.

Public Driving Directions: Lone Oak Rd - South on Fm3442. No for sale sign. Gated entrance with Mountain Park Ranch signage.

Property Type:	Residential/ RES-Farm/Ranch	MLS Number:	14614505
Subdivision:	Gregg J	School District:	Pilot Point ISD
County:	Cooke	Elementary School Name:	Pilot Point
Square Feet:	3,368	Junior High School Name:	
Lot Dimensions:	27.63 Acres	Middle School Name:	Pilot Point
Acres:	27.630	Intermediate School Name:	Pilot Point
Stories:	1	High School Name:	Pilot Point
Fireplaces:	3	Senior High School Name:	
Parking/Garage:	0	Planned Development:	
Parking/Carport:	2	Home Owners Association:	None
Year Built:	1999 / Preowned	Listing Office:	KELLER WILLIAMS REALTY
Pool:	No	Listing Agent:	DUTCH WIEMEYER
Status:	Active		

Information Deemed Reliable, but not Guaranteed. Copyright: 2021 NTREIS.

MLS Number: **14614505**
1045 Fm 3442, Valley View, Texas 76272



FRONT OF HOME...Amazing Redwood And Stone Home With Standing Seam Metal Roof. This Gorgeous Property Offers Privacy, Beautiful Hilltop Views Of Lake Ray Roberts And The Countryside



PROPERTY AERIAL...This Property Is First-Class! It Offers A Hilltop Setting For The Home, Land Elevation Changes, Trees, Coastal Pastures, High Quality Home And Horse Barn, Property Outline Is Approx.



PROPERTY AERIAL...Extra Photo



PROPERTY AERIAL...Extra Photo, View Of Barn And Home



PROPERTY AERIAL...Extra Photo, View Of Beautiful Coastal Pastures



HOME AND COASTAL PASTURES

MLS Number: **14614505**
1045 Fm 3442, Valley View, Texas 76272



FRONT OF HOME...Redwood And Stone Exterior,
Wrap Around Porches, Attached Porte Cochere



FRONT OF HOME...Extra Photo



HOME AND PORCHES



HOME AND PORCHES



HOME AND PORCHES



FOYER...Distressed Wood Floor, Wood Beam
Ceiling, Half Bath Off Foyer On One Side And Guest
Bedroom With Full Bath Off Other Side

MLS Number: **14614505**
1045 Fm 3442, Valley View, Texas 76272



LIVING ROOM...Distressed Wood Floor, Wood Beam Ceiling, Wood Burning Fireplace



LIVING ROOM...Extra Photo, Pocket Doors At The Left Lead Into Office



LIVING ROOM...Extra Photo, French Doors Lead To Covered Porches, Views Of Lake Ray Roberts From This Room!



KITCHEN...Distressed Wood Floor, Vaulted Ceiling With Wood Beams, Granite Countertops, New Stainless Appliances, Plantation Shutters, Fireplace



KITCHEN AND DINING AREA



DINING AREA AND KITCHEN...Appliances Have Recently Been Updated To Stainless

MLS Number: **14614505**
1045 Fm 3442, Valley View, Texas 76272



DINING AREA...Distressed Wood Floor, Fireplace, Plantation Shutters



OFFICE...Distressed Wood Floor, Wood Beam Ceiling, French Doors Lead To Covered Porch With Views Of Lake Ray Roberts



MASTER BEDROOM...Distressed Wood Floor, Wood Beam Ceiling, Fireplace, French Doors To Covered Porches



MASTER BEDROOM...Extra Photo



MASTER BATH...Distressed Wood Floor, Wood Beam Ceiling, Double Vanity, Bidet, Walk-In Tile Shower



MASTER BATH...Extra Photo, Ceiling Fan, Jetted Tub, Plantation Shutters, Walk-In Closet W/Built-Ins

MLS Number: **14614505**
1045 Fm 3442, Valley View, Texas 76272



BEDROOM 2...Distressed Wood Floor, French Doors To Covered Porch, Plantation Shutters, Wood Beam Ceiling



GUEST BATH...Distressed Wood Floor, Tile Shower, Built-Ins



COVERED PORCHES...Located Off Living Room



COVERED PORCHES



COVERED PORCHES...Located Off Kitchen And Dining



COVERED PORCHES

MLS Number: **14614505**
1045 Fm 3442, Valley View, Texas 76272



BARN EXTERIOR...36x48, Insulated, 2 Stalls W/Runs, Office/Lounge With Full Bath, Storage Room And Central Heat/Air



BARN INTERIOR...2 Stalls, Tack/Feed Room, Foam Insulated, Roll-Up Doors



BARN INTERIOR...2 Doors Lead Into Office/Lounge



BARN OFFICE/LOUNGE INTERIOR...Offers A Full Bath And Large Storage Room With Central Heat/Air



DRIVEWAY...View From Home Leading To The Barn And Property Entrance



BEAUTIFUL COASTAL PASTURES...Distant Views Of Lake Ray Roberts

MLS Number: **14614505**
1045 Fm 3442, Valley View, Texas 76272



AERIAL VIEW OF COASTAL PASTURE...Views Of
Lake Ray Roberts



COASTAL PASTURE



BEAUTIFUL PASTURE WITH SCATTERED TREES AND
ROLLING TERRAIN



SATELLITE AERIAL...Property Outlines Are
Approximate