

Argyle Equestrian Estate

15± acres | \$3,175,000 | Argyle, Texas | Denton County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

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Argyle Equestrian Estate

Property Description

The Argyle Equestrian Estate is located at 812 Sam Davis Road in Argyle, Texas. Interstate I-35 is located just to the west with easy access from Sam Davis Rd. The 15-acre property is centrally located near many of the larger metroplex cities including Dallas, Ft. Worth, Denton, Plano, and Frisco. The ranch has a private, electric, gated entrance off of Sam Davis Road, a paved road all the way to both the home and the barn.

As you drive up to the house you will see a small horse barn with several stalls inside. The barn is situated with two large turnout areas that are a couple of acres in size. City water is run from Sam Davis Road to the improvements. Behind the house you will find a large fenced-in area, close to an acre in size, that has huge trees where the previous owner used to let her dogs run. There is a small kennel next to the fenced area. All the grounds are very well manicured to create a beautiful setting.





Improvements

The main house is approximately 6,000 square feet with 5 bedrooms and 5 1/2 baths. The master bedroom is located downstairs along with one additional bedroom with the other three upstairs. The kitchen is located just off the family room which overlooks the pool and outdoor entertainment area. The pool is surrounded by trees with a pergola covering the outdoor entertainment area.

There is an attached 3-car garage leading into the house along with a generator that powers the entire house in case of power loss. A small dog kennel is located behind the garage. The horse barn is located toward the front of the property with easy access off the paved road.















Water • Minerals

The ranch is considered to have adequate water as it is supplied by city water coming from the front of the property. City water is run from Sam Davis Road to the improvements.

There are no minerals that will be conveyed.

Price

\$3,175,000

Remarks

This beautiful ranch is located in one of the top school districts in the DFW metroplex, the Argyle School System. It is also in a city that focuses on keeping larger size residential properties and less high-density sub-divisions. This makes this area a very exclusive sought-after destination. The ability to have horses and a place to ride is an added bonus.

If you are looking for a beautiful home in a great school system, with large neighboring acreage, and a great location, this place should be on your list.

Call Layne Walker today at (214) 244.6484 for more information or to schedule a tour.







Denton

**ARGYLE
EQUESTRIAN ESTATE**

Texas Motor
Speedway

Roanoke

Grapevine Lake

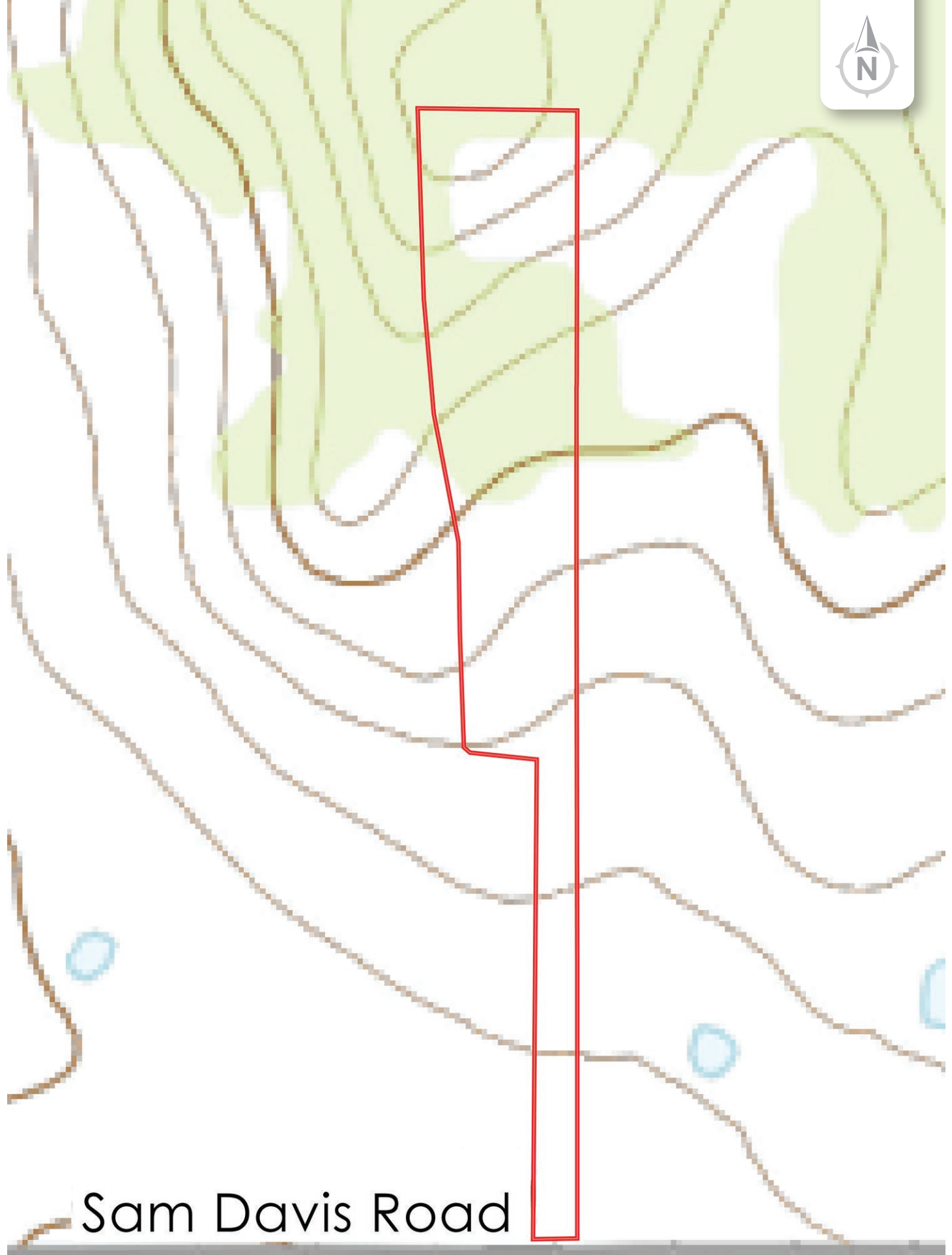




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Sam Davis Road

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Scan QR Code for more details on the Argyle Equestrian Estate.

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