



3055 Cabaniss Lane  
Weatherford, TX 76088 | *\$1,750,000*

Welcome to your private oasis in Parker County, Tx! This stunning home, nestled on 17 acres of lush land, offers the perfect blend of luxury finishes and seclusion. High-end custom upgrades, perfect layout for entertaining, gourmet kitchen, extremely energy efficient, and so much more! No known restrictions. Bring your horses, cows, 4-H or FFA projects. This place is setup right!

CONTACT MICHELLE REED FOR MORE DETAILS:

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- 2018 Modern Farmhouse Custom Home
- 17.2 Ag Exempt Acres
- 4,310 Total Livable Square Footage
- 5 Total Bedrooms and 4.5 Total Bathrooms
- 3,531 sf Main Home with 4 Bedrooms, 3.5 Bathrooms
- 559 sf Studio Style Apartment with Full Bathroom & Kitchenette
- 220 sf Private Gym Complete with HVAC and Rubber Flooring
- 3 Gas Fireplaces
- 3 Tankless Water Heaters
- 3 Trane HVAC Systems
- 18' Expansive Ceilings
- Cold-Rolled Steel Encased Gas Fireplace in Living
- Ralph Lauren Chandeliers
- Full Spray Foam Encapsulation Including Exterior and Interior Walls
- Commercial Grade Pella Custom Architect Series Double Pane Clad Wood Windows. Lifetime Transferrable Warranty
- Wolf Chef-Grade 6-Burner Range with Infrared Griddle & Double Oven
- Wolf Chef-Grade Steamer and Microwave
- Wolf Commercial Subzero 36" Refrigerator and 36" Freezer
- Quartz Countertops Throughout House
- Large Butler's Pantry with Sink, Storage, Prep Space
- Mudroom with Double Lockers for Ample Storage
- Huge Office with Maple Barn Doors and Double Workspace
- Complete Home, Wifi, Audio/Video Wiring and Surround Sound
- Electric Roll Up Phantom Screens
- Outdoor Patio with Ridge Hack Stone Encased Gas Fireplace
- 1000-gallon Buried Propane Tank
- 2 Water Wells
- Complete Home Reverse Osmosis with 2,500-gallon Storage Tank
- 5,000-gallon Water Storage Tank for Sprinkler System
- 1,500-gallon Water Storage Tank for Livestock
- 13 Exterior Cameras, Security System Integration into Main Doors and Windows, as well as, Full Exterior Lighting
- 12x14 and 2-14x14 Stalls with Runs and 3 Additional Turn outs
- Cattle Working Pens. 6 Dry Lot Pens. Arrowquip Chute
- Tack Room. Pad Site for Arena and Barn
- Completely Fenced and Cross-Fenced in Substantial Pipe and Top Rail with Cable and Cedar Staves
- Challenger 15D H2X Swim Spa