

4275 E Fm 922, Valley View, Texas 76272

MLS#: 20710348 \$ Active

[4275 E Fm 922 Valley View, TX 76272](#)

LP: \$1,600,000

Property Type: Residential

SubType: Single Family



Also For Lease: N

Lst \$/SqFt: \$501.25

Subdivision: CCSL

County: Cooke

Lake Name:

Country: United States

Lse MLS#:

Parcel ID: [24395](#)

Plan Dvlpm:

Parcel ID 2: 24394,21289,5793,8782

Lot:

Block:

MultiPrcl: Yes **MUD Dst:** No

Legal: See NTREIS Transaction Desk

Unexmpt Tx:

PID:No

Beds: 4

Tot Bth: 3

Liv Area: 1

Fireplc: 1

Full Bath: 3

Din Area: 1

Pool: No

Half Bath: 0

Adult Community:

Smart Home App/Pwd: No

Hdcp Am: No

Garage: Yes/2

Horses?: Yes

Attch Gar: Yes

Attached: No

Carport: 0

Acres: 20.490

Cov Prk: 2

HOA Dues:

AccUnit SF: 300

Unit Type: Other

School Information

School Dist: Pilot Point ISD

Elementary: Pilot Point

Middle: Pilot Point

High: Pilot Point

Intermediate: Pilot Point

Rooms

Room	Dimen / Lvl	Features	Room	Dimen / Lvl	Features
Living Room	18 x 14 / 1	Ceiling Fan(s), Fireplace	Office	15 x 13 / 1	Built-in Cabinets, Ceiling Fan(s)
Kitchen	19 x 14 / 1	Breakfast Bar, Built-in Cabinets, Corian/Corian Type Countertop, Kitchen Island, Walk-in Pantry, Water Line to Refrigerator	Dining Room	12 x 11 / 1	
Utility Room	9 x 9 / 1	Built-in Cabinets, Room for Freezer, Separate Utility Room, Sink in Utility	Bedroom-Primary	31 x 15 / 2	Ceiling Fan(s), Ensuite Bath, Garden Tub, Separate Shower, Separate Vanities, Sitting Area in Master, Walk-in Closet(s)
Bedroom	13 x 12 / 1	Ceiling Fan(s), Split Bedrooms	Bedroom	14 x 12 / 2	Ceiling Fan(s)
Bedroom	14 x 12 / 2				

General Information

Housing Type:	Single Detached	Fireplace Type:	Living Room, Wood Burning
Style of House:		Flooring:	Carpet, Tile, Wood
Lot Size/Acres:	10 to < 50 Acres	Levels:	2
Alarm/Security:	Burglar, Fire Alarm, Security System Owned, Smoke Detector(s)	Type of Fence:	Barbed Wire, Cross Fenced, Fenced, Full, Gate, Perimeter, Pipe, Wire
Soil:	Sandy Loam	Cooling:	Ceiling Fan(s), Central Air, Electric, Zoned
Heating:	Central, Heat Pump, Zoned	Accessible Ft:	
Roof:	Metal	Patio/Porch:	Covered, Wrap Around
Construction:	Rock/Stone	Vegetation:	Partially Wooded
Crops/Grasses:		Special Notes:	
Foundation:	Slab	Listing Terms:	Cash, Conventional, Federal Land Bank
Basement:	No		
Possession:	Closing/Funding		

Features

Appliances:	Dishwasher, Disposal, Electric Water Heater, Gas Range, Microwave, Vented Exhaust Fan
Laundry Feat:	Dryer - Electric Hookup, In Utility Room, W/D - Full Size W/D Area, Washer Hookup
Interior Feat:	Built-in Features, Dry Bar, Flat Screen Wiring, High Speed Internet Available, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Exterior Feat:	Covered Patio/Porch, Stable/Barn
Park/Garage:	Circular Driveway, Garage, Garage Door Opener, Garage Single Door, Gated
Street/Utilities:	Asphalt, Co-op Electric, Co-op Water, Individual Water Meter, Outside City Limits, Propane, Septic, Unincorporated, No City Services
Lot Description:	Acreage, Many Trees, Native - Oak, Pasture, Tank/ Pond, Varied
Other Structures:	Barn(s), Bunk House, RV/Boat Storage, Shed(s), Stable(s)
Restrictions:	No Known Restriction(s)

Easements: Utilities
Waterfront: Creek, Lake Front – Corps of Engineers

Plat Wtrfn Bnd:

Remarks

Property Description: Nestled against Corps of Engineers land and offering easy access to a nearby conservation lake adjacent to Lake Ray Roberts, this exceptional 20AC property provides the perfect blend of privacy, space, natural beauty, & convenience. The property features a custom stone home, a stable with an apt, a livestock barn, a nice pond, and beautiful oak trees. The stone home embodies Texas ambiance with wraparound porches on both levels, scattered oak shade trees, & a fully fenced, pet-friendly yard. Inside, the home offers updated living space featuring 4BRs, including a generously sized primary suite with a sitting area & ensuite bath. The home's inviting layout includes a cozy living room with a fireplace that opens to an updated kitchen with a Wolf gas range, island, breakfast bar, dry bar, & a walk-in pantry. There's also a home office, dining room, an attached 2-car garage, foam-insulated floored attic, high-speed fiber, and a whole-home generator. Step outside to the private backyard with terraced landscaped beds, where a short stroll leads to the Corps of Engineers land and a large conservation reservoir adjacent to Lake Ray Roberts. For horses & livestock, there is a 5-stall barn with cov'd parking & an adjoining one-bedroom apartment. There's also a loafing shed, a 42x48 livestock barn, and 4 fenced pastures. Located about 5 miles east of I-35, there's plenty of room to roam and enjoy with this property. From riding through the trees, fishing in the private pond, walking down to the larger reservoir, or just relaxing under the wrap around porches, there's something for everyone. The land is a sandy loam and offers the ideal balance of pasture and trees. The property includes almost 775 feet of pipe and cable frontage along Fm922 with a dense treed barrier separating the front 8-acre pasture from the rest of the property. For added seclusion, the property also includes three bordering lots in the neighboring addition, providing an additional layer of privacy.

Public Driving Directions: On the north side of Fm922 just east of Hemming Rd. Look for a gated stone entrance with an -S- on the gate.

Agent/Office Information

Lst Ofc: KELLER WILLIAMS REALTY

Lst Agt: [DUTCH WIEMEYER](#)

Prepared By: DUTCH WIEMEYER KELLER WILLIAMS REALTY on 11/06/2024 14:56

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