



417 Troy Lane, Fairfield Tx

- 3 bedrooms, 2 full bathrooms, 1856 sqft living area
- Lot: .345 acre
- Updated kitchen appliances.
- New interior paint
- New windows (Window World - Lifetime Warranty)
- Fireplace with gas logs
- Gas: fireplace, stove, heat
- 2024 Taxes: \$3,087.25

HAR description - 982 word count

This exceptional 61+ AC ranch in the highly sought after Leon County, TX features a gorgeous custom Schulte Building Systems home with heated infinity pool overlooking a 5 acre stocked lake. The incredible view through the floor to ceiling windows will take your breath away. Walk inside to find 4 en suite bedrooms, spacious bunkroom, Savant whole house system, Thermador appliances, and Masonlite gas fireplace to enhance the ambiance while entertaining guests or relaxing with your family in the large open concept living, kitchen, and bar area. A state-of-the-art kitchen with Broadway black velvet quartz countertops will not disappoint. The Aprilaire home dehumidifier, remote control window shades, and 1" insulated/commercial grade windows are keys to comfort and functionality. Just through the glass doors you will find an exterior sitting area with gas fireplace, outdoor kitchen, and bountiful wildlife for your hunting or viewing pleasure. Your tranquil retreat awaits!

NTREIS description - 1567 word count

Welcome to this stunning rural retreat tucked away on 61+ acres in Leon County. Perfectly suited for those seeking a peaceful family residence or an inviting retreat, this property promises a remarkable blend of comfort, luxury, and adventure. The residence has 4 spacious bedrooms, each with an en suite bathroom, and 1 bunk room (sleeps 8), expertly designed to accommodate family & guests. The kitchen is a culinary dream featuring commercial-grade Thermador appliances, perfect for both daily meals and entertaining. The whole house dehumidifier ensures year-round comfort with optimal air quality. The cutting-edge Savant system elevates your everyday experiences

by effortlessly integrating music control at the touch of your smartphone. Indulge in the breathtaking infinity pool, seamlessly integrated with an outdoor living area. It's an ideal setup for hosting gatherings or simply enjoying a tranquil evening under the stars. The property's 5 acre lake and wildlife-friendly environment invite endless adventure. Enjoy long trails for hiking, horseback riding, or ATV exploration, presenting opportunities for new experiences every day. Additional features include a 40'x36' barn and a 40'x18' equipment shed, providing ample storage for equipment and hobbies. A 1,000-gallon underground propane tank ensures efficient energy solutions, while the low-maintenance design of the home offers peace of mind to its owners. This residence offers more than just a home. It's your sanctuary, a place to unwind, create, and live life with unparalleled leisure.

[Land.com](#) description (\$2,995,000 - furnished)

Welcome to this stunning rural retreat tucked away on 61+ acres in the highly sought after Leon County, TX perfectly suited for those seeking a peaceful family homestead or an inviting weekend getaway. This property promises a remarkable blend of comfort, luxury, and adventure! The residence has 4 spacious bedrooms, each with an en suite bathroom, and 1 spacious bunk room (sleeps 8) with a full bathroom to accommodate the game/bunk room as well as guests. This Schulte Building Systems home is expertly designed and engineered to accommodate family & friends with no wasted space. The loft within offers a sitting area, another bed area, or additional office space. Every room in the house is adorned with high-end furnishings which will convey with the sale ensuring a seamless move-in process. The kitchen is a culinary dream featuring state-of-the art / commercial-grade Thermador appliances, perfect for both daily meals and entertaining. Broadway black velvet quartz countertops and soft close drawers and cabinets are only a couple of the many kitchen features. The whole home dehumidifier ensures year-round comfort with optimal air quality, and the clear low E 1" insulated windows maintain maximum energy efficiency. The floor to ceiling lake view windows will not disappoint with spectacular natural light in the open concept kitchen, living and bar area. A cutting-edge Savant system elevates your everyday experiences by effortlessly integrating music control at the touch of your smartphone. Indulge in the breathtaking heated infinity pool, seamlessly integrated with an outdoor living area, Masonlite gas fireplace, and outdoor kitchen. This is an ideal setup for hosting gatherings or simply enjoying a tranquil evening under the stars. The property's 5 acre lake, stocked with bass, and the wildlife-friendly environment invite endless adventure. Enjoy long trails for hiking, horseback riding, or ATV exploration which will present opportunities for new experiences every day. The children in your life will enjoy the zipline and playhouse as well as making memories that will never be forgotten. Additional features include a 40'x36' barn and a 40'x18' equipment shed, providing ample storage for equipment and hobbies. A 1,000-gallon underground propane tank ensures efficient energy solutions, while the low-maintenance design of the home offers peace of mind to its owners. This residence offers more than just a home! It's your sanctuary, a place to unwind, create, and live life with unparalleled leisure. Located only 15 minutes from IH 45, halfway between Dallas and Houston, country living awaits.

[Land.com](#) description (2,499,000 - no furnishings)

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