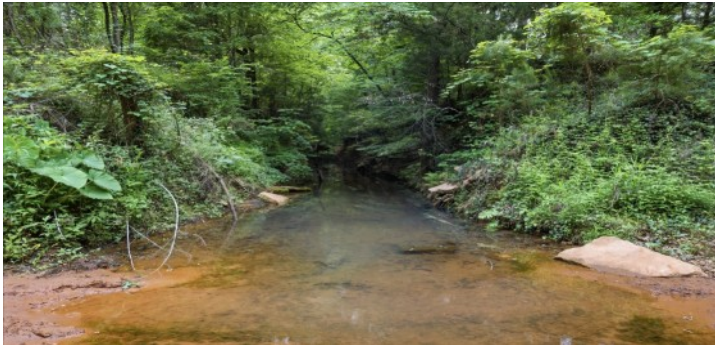


WELCOME TO YOUR PRIVATE EAST TEXAS RETREAT

**2287 CR 3402
BULLARD, TEXAS 75757**



A stunning two-story barndominium nestled on 52+/- acres offering unmatched privacy, natural beauty, and versatility. The main residence features a thoughtfully designed layout with two bedrooms and two and a half bathrooms on the main level, highlighted by high-end finishes throughout, blending modern comfort with rustic charm. The open-concept living spaces are built for both everyday living and entertaining, with quality craftsmanship in every detail. Upstairs, you'll find a fully equipped one-bedroom, one-bathroom apartment complete with its own living space - perfect for guests, and extended family.



The land is truly exceptional, featuring an all-weather creek which winds through the property and nearly 200 feet of elevation change, creating rolling terrain, scenic views, and abundant wildlife habitat. Mature trees and natural cover make this a rare find for those seeking recreation, hunting, or simply peaceful seclusion. The workshop with its half bath and 220v electric, is ideal for equipment storage, projects, or small business use. Whether you're looking for a full-time residence, multi-generational living setup, or a recreational escape, this property delivers space, function, and natural beauty all in one remarkable package.

The main living area (19' x 20') features a stone fireplace with gas logs, built-in bookshelves, ceiling fan, and crown molding and opens into the dining area and the kitchen with access to the back patio.



The kitchen (14' x 11') with a breakfast bar, granite countertops, dishwasher, disposal, double oven (electric), vent-a hood, microwave, range top (gas), pantry, refrigerator and ceiling fan.





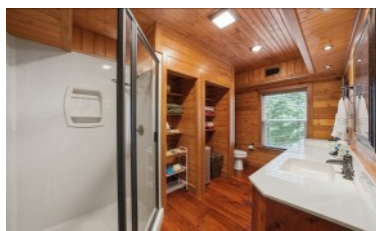
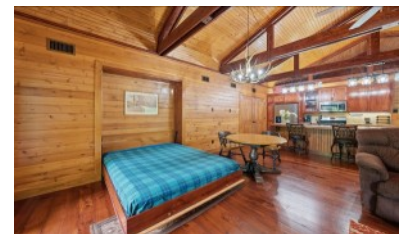
The primary suite (15' x 15') with a walk-in closet and primary bath (24' x 8) with granite countertops, garden/jetted tub, separate double shower, built-in cabinets, linen closet and dual sinks.

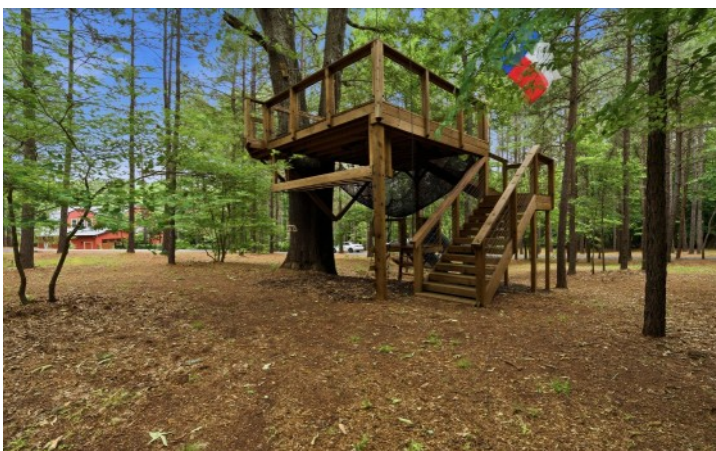


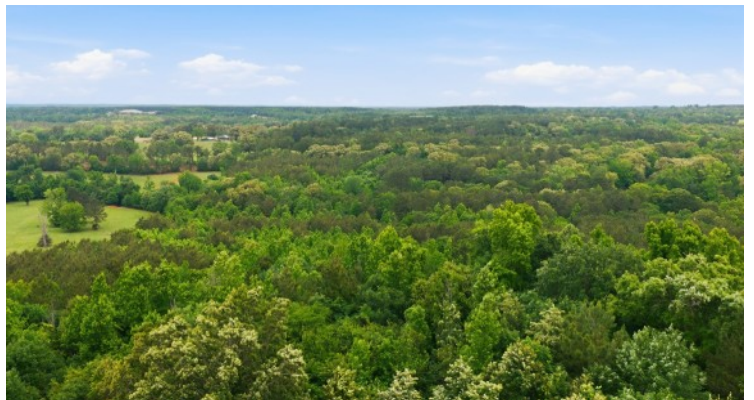
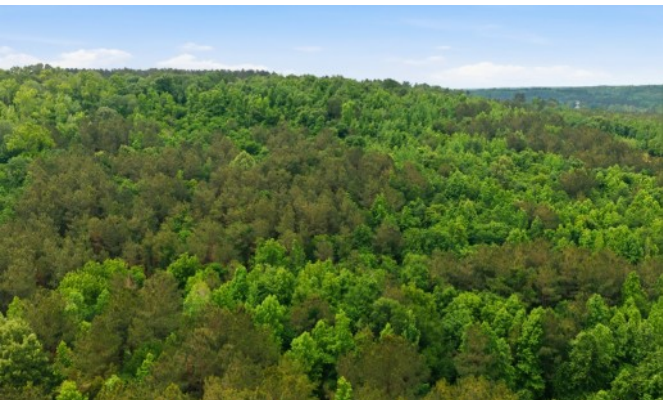
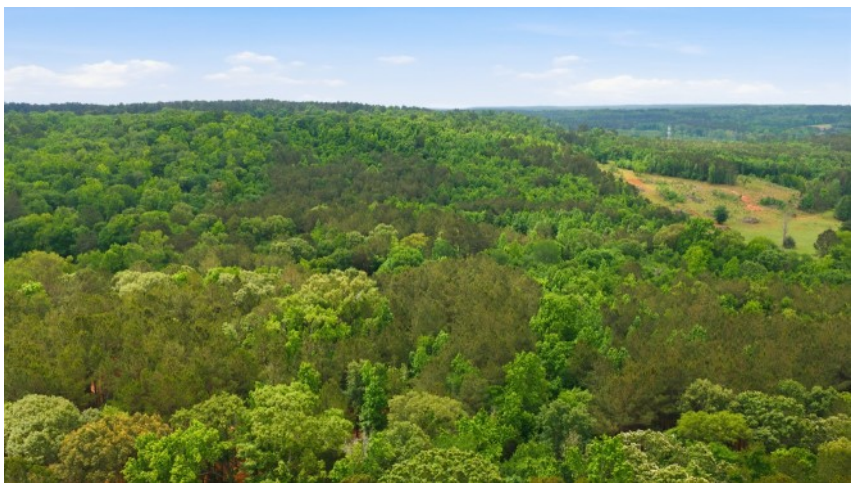
Guest bedroom (12' x 15') with built-in cabinets and ceiling fan and guest bath (10' x 12') with granite countertops and tub/shower and half bath (8' x 6').



The upstairs offers a living/kitchen/dining area (25' x 15') with beamed ceiling, murphy bed, balcony, one bedroom (12' x 15') with built-in cabinets and ceiling fan and a full bath with shower. The kitchen features microwave, range/oven, refrigerator and set-up bar.









- **LOCATION:**

Directions—From Athens, travel 35 miles east on Highway 175. Take a left on CR 3405, and travel 4.5 miles. Take a right on CR 3402, and travel approximately one mile. The property will be on the right.

GPS Coordinates—

Latitude 32.04541

Longitude -95.30966

- **ASKING PRICE:** See website for pricing.

- **PROPERTY DESCRIPTION:**

Living Area—Approximately 3,200 square feet constructed in 2015 per the Cherokee County Appraisal District

Construction—Metal siding with metal roof constructed on a slab foundation with a covered patio and front/back porch

Central air (electric)/heat (gas) and tankless hot water heater (gas)

Utility Room (10' x 8') with washer and dryer connections, sink and built-in cabinets

Two car garage with front entry and automatic door lifts

Security system and fire/smoke alarm

Solar panels

Sprinkler system

Fencing—Barbwire and pipe fencing

Site Size—Approximately 52.52 acres. Heavily wooded with creek, scattered open areas surrounding the home and paved driveway

- **UTILITIES AVAILABLE:**

Electric—Cherokee County Electric (903-683-2248)

Water—Private water well

Gas—Glo Flame (903-894-7001)

Telephone/Internet—Unknown

Sewer—Aerobic septic system

Trash—Live Oak Environmental (903-839-1800)

- **TAXES AND TAXING AUTHORITIES:**

Taxes—Approximately \$4,417.35 with exemptions per year per the Cherokee County Appraisal District

- **OTHER INFORMATION:**

Jacksonville Independent School District

***** Note: This material is based upon information which we, Steve Grant Real Estate LLC, considers reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. This offering is subject to errors, omissions, change of price or withdrawal without notice. Texas law requires all licensees to provide the Texas Real Estate Commission Information About Brokerage Services and the Texas Real Estate Commission Consumer Protection Notice, which can be found at www.stevegrant.com.***

