

# 10 AC with 3 bedroom Austin Stone Home & Horse Barn

## 260 Sandpiper Drive, Weatherford, Parker Co., Texas



**3185 SF 3 bedrooms, 3.5 baths with a 3 car garage, aggregate deck & pool.**



**A nice 7 stall horse barn with runs, tack, wash & feed room.**



**3 native pasture traps, pipe & hot wire, and concrete drive. \$685,000.00**

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## 10 Acres with Beautiful Stone Home 260 Sandpiper Dr., Weatherford, Texas

- LOCATION:** Approximately 18 minutes northwest of Weatherford, just west of the Peaster community. Directions – From the Weatherford Courthouse go North on North Main for 1 mile to the second stop light, then West / left onto Fourth Street / FM 920 for 5.3 miles, then West / left onto FM 1885 for 4.7 miles to the main entrance of Quail Springs on the East / right side, go East / right on Quail Springs Drive for 2/10ths mile, then North / left onto Bishop Drive for 8/10ths mile, then right onto Sandpiper for 7/10ths mile to the property on the East side or right.
- TERRAIN:** Rolling native land with scattered oaks and scenic views.
- IMPROVEMENTS:** A very nice 3185 sq. ft. living area 3 bedroom 3.5 bath 3 car garage Austin stone home with a composition roof, guttering, landscaping and a concrete driveway. The living room has wood floors, textured walls, an Austin stone gas log fireplace, large wood built-in entertainment center, 12' ceilings and crown molding. Adjoining foyer with same décor. The kitchen has a granite bi-level bar with tumble marble backsplash, wood cabinets with a dark stain, large granite island with cabinets, stainless steel appliances (Jenn-Air cook top, double ovens, built-in microwave) and tile floor. Adjoining breakfast area with 3 large windows. Dining room with wood floor and two windows. Master bedroom with carpet, ceiling treatment and Atrium door out. Master bath with tile floor, Jacuzzi tub, 2 granite vanities with a make up desk, separate glass & tile shower. 2<sup>nd</sup> large bedroom with carpet, 2 windows and an Atrium door out. Adjoining 2<sup>nd</sup> bath with tile floor, 2 granite vanities, Jacuzzi tub, separate glass & tile shower and large closet. 3<sup>rd</sup> bedroom with carpet. 3<sup>rd</sup> bath with granite vanity, tub with tile surround & shower combination. Large covered back porch with gas log fireplace and stone & cedar columns. Covered front porch with cedar trim. Study / office with wood floor and a large built-in credenza with a dark stain. Utility room with granite vanity, tumbled marble backsplash, tile floor and dark stained cabinets. Other amenities include surround sound & security system.  
Small construction bldg with like construction. All electric except for the gas fireplace and grill.  
A 3000 gallon water storage tank. A nice horse barn with 7-12x12 stalls, concrete alleyway, wash rack with hot & cold water, tack room, hay storage, 2 sliding end doors, fly sprayer system, overhangs on each side for runs or storage. White electric fence with 5 strands (3 hot).
- WATER:** Stock pond and water well (180'+ deep).
- TAXES:** \$ 4655.19 for 2014.
- COMMENTS:** A very beautiful home in a native countryside setting.
- PRICE:** \$ 685,000.00

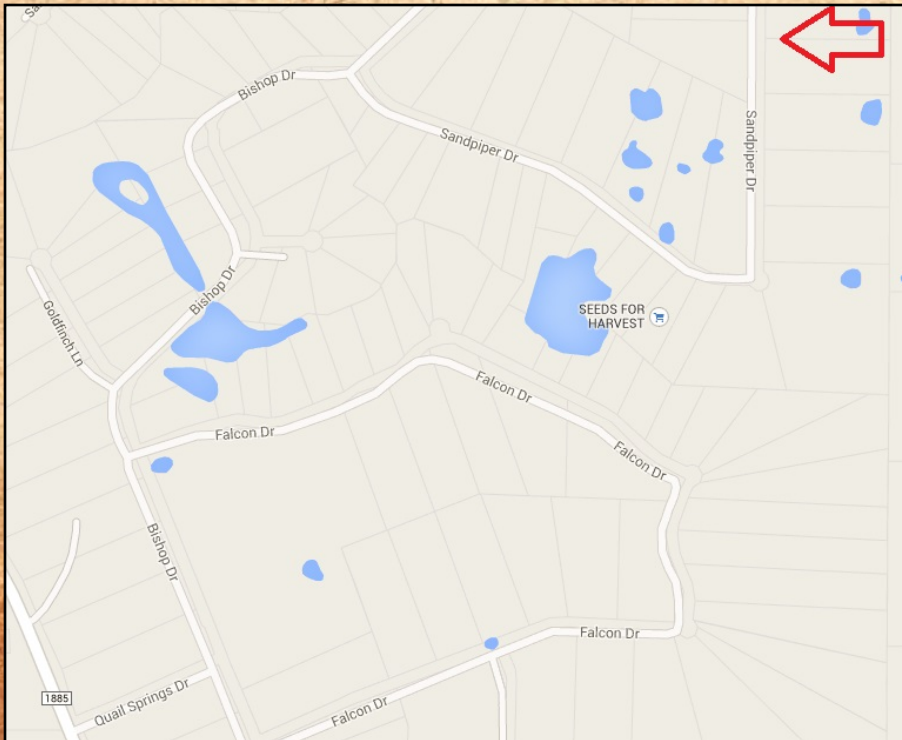
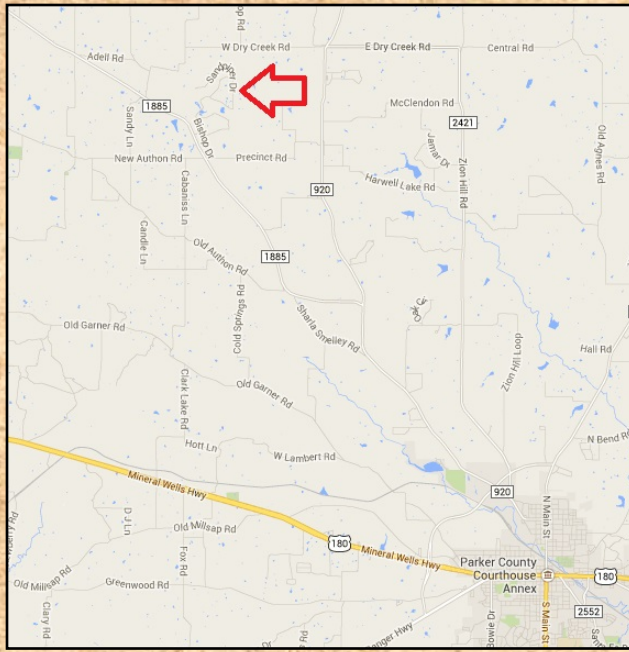
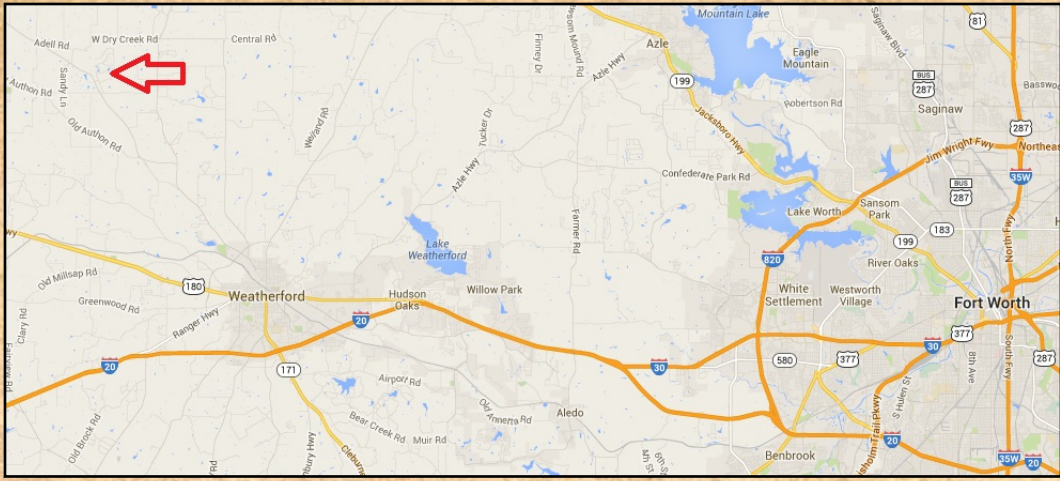
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**Red boundaries are not exact.**

Sandpiper Dr

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