

# **30 AC with beautiful Stone home & pool** **4578 FM 113 South, Millsap, Texas**



**3 bedroom 2.5 bath & 2 car garage with 2672 Sq.Ft. living area.**



**Stone coping, hot tub & water fall and aggregate decking.**



**Shop bldg, native game cover & pasture. Pond. \$ 650,000.00.**

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## **30 ACRES with Stone home & pool 4578 FM 113 South, Millsap, TX**

**LOCATION:** Approximately 42 miles west of Ft. Worth, Exit 394 then north / right onto FM 113 for 2.5 miles and the property is on the west / left side.

**TERRAIN:** Slightly rolling with timber for deer & turkey cover.

**IMPROVEMENTS:** 3 bedroom 2.5 bath 2 car garage sandstone home with 2672 sq. ft. of living area & 3800 sq. ft. under roof. Nice family room with gas fireplace that flows into the kitchen, eating area with nice bar, and solid wood cabinets. Master bedroom with master bath (marble). 2 bedrooms with jack & jill bath. Utility room & central vacuum system. 13 tons of a/c (5 & 8 ton units). Super nice pool area 10' deep, hot tub, and sandstone water fall. All steel shop 40x60 with concrete floor & insulated. Aggregate driveway with security gate.

**WATER:** Water storage with heater pump.  $\frac{3}{4}$  acre pond stocked with fish.

**COMMENTS:** The home sits on a high point with a great view to the west.

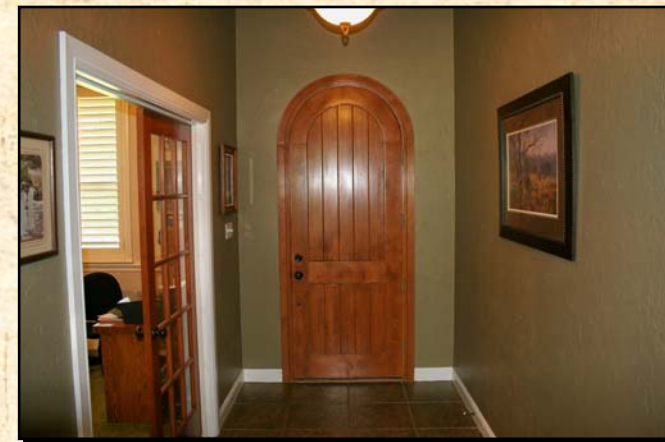
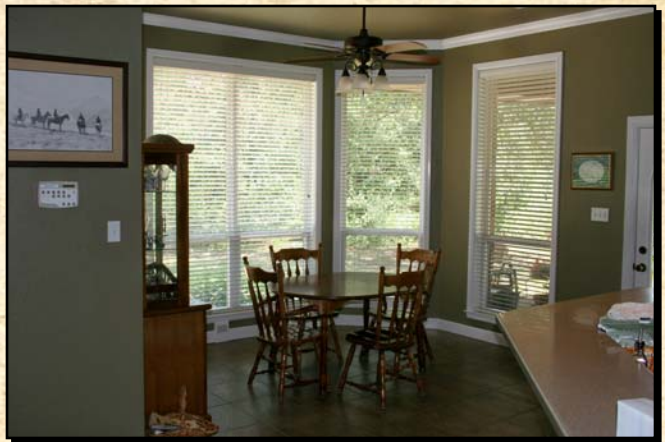
**PRICE:** \$ 650,000.00.

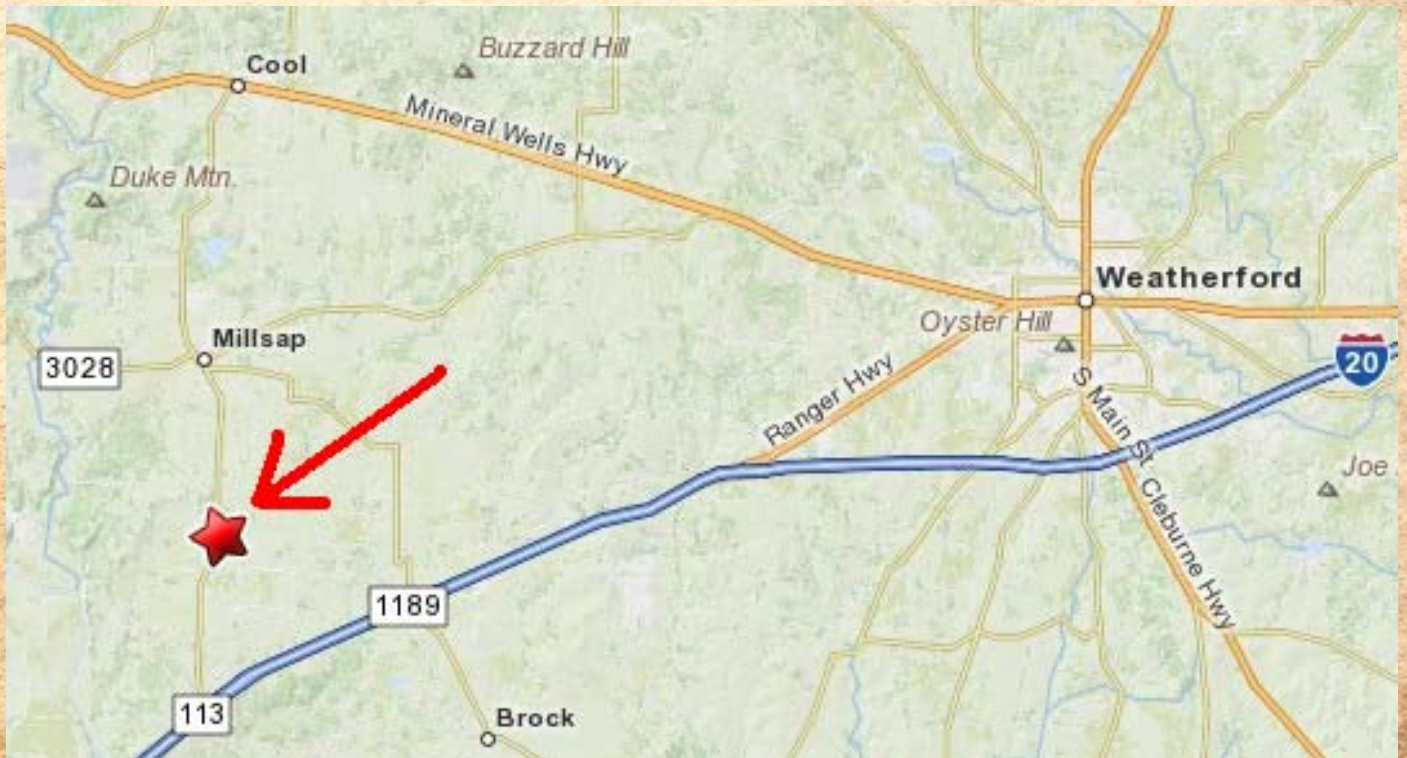
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