

# 403 AC Country Estate West of Weatherford, TX



**8500 Sq. Ft. 5-4.5-2 Stone 1.5 Story Home with Extreme High End Custom Amenities.**



**Pool with Stone Accents. Outdoor Kitchen & Fireplace. Pool House with Bar & Full Bath.**



**Scenic Native Rolling Terrain with Hardwoods, Ponds & Wildlife.  
Reduced to \$5,125,000.00 !**

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# 403 AC Country Estate

## 777 Barnes Road, Weatherford, TX

- LOCATION:** Minutes west of Weatherford, north of Interstate 20 and south of US 180. From Weatherford take US 180 west 6.5 miles, then south (left) onto Fox Rd. for 5 miles, then west (right) onto Barnes Rd. for 1.5 miles to the property gate.
- TERRAIN:** Moderate to heavily rolling with open, scattered to thick tree cover including live oak, red oak, elm and pecan. Soils vary but mostly clays. Very scenic.
- IMPROVEMENTS:** The home is elevated on the north line of the property with tremendous views front and back. 8,500 square feet, 5 bedroom 4.5 baths, 2 story, porte cochere and oversized two car garage. White cave stone dry stacked exterior, standing seam metal roof and guttered with drainage. The interior has a rustic elegant décor with unique materials and upscale craftsmanship. The great room encompasses two living areas, the kitchen and breakfast area in an open concept. Cut Oklahoma limestone with leather inserts floor, aspen vaulted ceiling, cooper crown molding, one living area with cave stone floor to ceiling gas log fireplace with brass insert, large carved mesquite hearth and mantle. Large built-in entertainment center and many windows. The kitchen has granite countertops, sand blasted pine cabinets, stainless steel appliances including Viking, Bosch & Miele. Master bedroom with floor to ceiling gas fireplace, large windows and custom mesquite furniture. Master bath with two Onyx vanities and make up desk, Swarovski lights, leather framed mirrors, huge tile shower with bench & 7 shower heads, Aquatic jetted tub with Onyx surround large window and TV. Formal dining room with cave stone archways, hand tooled leather floor and cooper crown molding. Foyer with huge hand tooled door and cedar stairwell. \$240,000 media room with sound proofing and leather seats. Large exercise room with rubber floor, many large windows and 2 TVs. 2<sup>nd</sup> bedroom with wood floor, cedar ceiling, custom furniture. 2<sup>nd</sup> bath with wood vanity, ornate bowl sink, leather frame mirror, Old Italian stone walls, custom wood door and cabinet, jetted tub & shower combination with pebble stone walls. Laundry / utility room with tile floor, granite vanity with sink, huge kitchen pantry with extensive shelving. Upstairs – 3<sup>rd</sup> & 4<sup>th</sup> bedrooms with carpet and built-in TVs on the wall. Connecting jack & jill bath with tile floor, 2 separate granite vanities, jetted tub / tile shower combo. Study / TV room with granite, large built-in custom cabinets & drawers. Huge game room with 3 balconies, wet bar, and TV area. Custom pine & mahogany doors, pine & cedar trim around the windows, \$160,000 in electronics, HAI smart security system. Huge full length covered back porch with old barn tin ceiling. Pool area with buff concrete deck, Oklahoma flagstone coping, large stone arch with sconces and pebbletec pool interior. Pool house 644 square feet with same cave stone exterior and creosote posts covered porch with outdoor kitchen & fireplace, full bath, wet bar and beautiful floor. Old barn tin under porches. Redwood octagon observation deck. Extensive landscaping and stained lighted concrete driveway. Lightning rods and 5 commercial 19 sere Trane a/c units. Two large shop buildings – 50 x 60 and 40 x 60. Extensive black pipe fencing and asphalt paving. Two electric privacy gates.
- WATER:** Water well with softener. Three ponds.
- MINERALS:** Owner believes to own ½ of the minerals. Owner will convey at closing and funding all minerals (executive, control or leasing rights) save and except a ½ of royalty being a non-participating royalty interest. Buyer receives all owner's leasing rights and ½ of owner's royalty. As of May 10, 2008 one horizontal Barnett Shale gas well have been drilled and is about to come on line with production.
- COMMENTS:** This property is well located to Weatherford and easy access to Interstate 20 and US 180. The property could easily be developed with many building sites. The home is spectacular and unique. Minerals are very difficult to come by today.
- PRICE:** Reduced to \$5,125,000 !!

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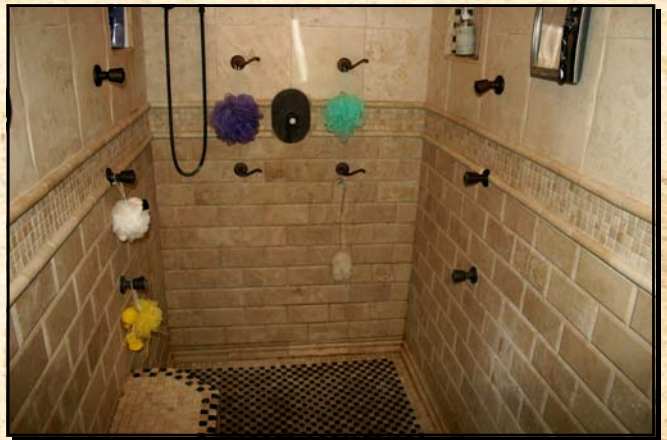








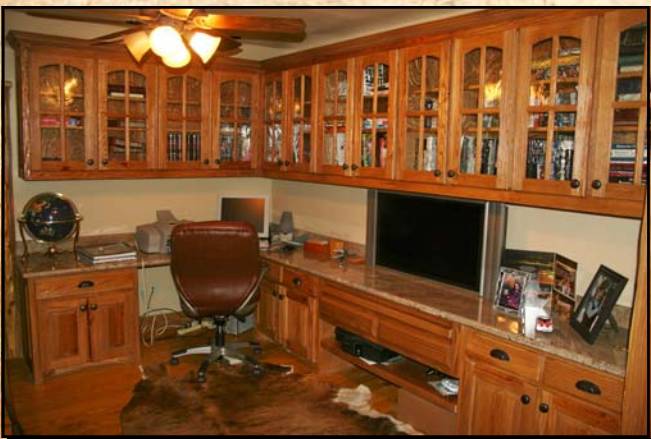


















# Aerial Photograph

