

80 AC with 4,400 sq. ft. brick/stone home 747 Cowley Rd., Perrin, Texas



A large custom 1.5 story 4 bedroom, 3.5 bath, 3 car garage home (2006).



Approximately 22 minutes north west of Weatherford on paved county road.



Rolling to level native terrain, pastures & hardwood timber. \$895,000.

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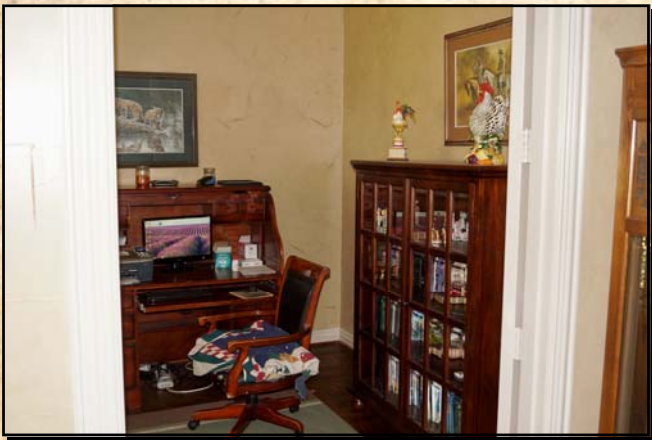
80 AC with 4400 Sq. Ft. Brick Home 747 Cowley Road, Perrin, Texas

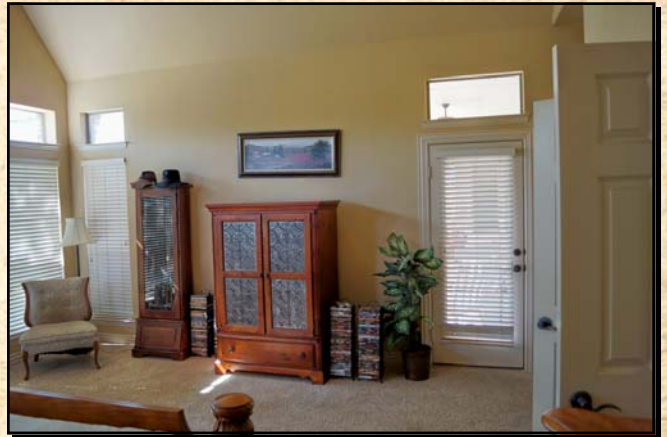
- LOCATION:** Approximately 22 minutes north west of Weatherford on paved county road. Directions – From the Weatherford courthouse go north onto North Main / hwy 51 for 1 mile, then west / left onto Fourth Street / FM 920 for 5.5 miles, then west / left onto FM 1885 for 13.4 miles, then north / right onto Cowley road for 4/10ths mile and the property is on the west or left side.
- TERRAIN:** Rolling to level terrain with native grass pastures (5 AC & 30 AC) & hard wood timber for deer & turkey.
- IMPROVEMENTS:** A large custom brick & stone home boasting 4 bedrooms, 3.5 baths, and a 3 car garage. Built in 2006. The exterior is primarily brick with stone accents and the front is primarily stone. Low E aluminum windows on the west side. Open concept plan. Beautiful kitchen & breakfast area with tile floor, granite counter tops, tumble marble back splash, granite island, knotty alder cabinets, eating bar. Appliances - Jenn Air double oven & dishwasher, Sharp microwave. Family room with wood floor, cathedral ceiling, stone fireplace, side built-ins, a wall of windows & an Atrium door overlooking the back porch / yard. Butler's pantry with granite counter top & tumble marble back splash. Two propane hot water heaters, propane furnace, propane cook top, and propane fireplace with logs. Three electric a/c units. Covered back porch with slate floor & rough cedar posts & stone accents. Stone patio. Covered front porch. Textured walls, composition roof, sprinkler system, landscaped, post tension slab, and aerobic septic system. Master bedroom with carpet, cathedral ceiling, large windows, and an Atrium door. Master bath with tile floor, jetted tub with tile surround, tile & glass shower, and marble vanity. Study with wood floor, step up ceiling, and crown molding. Formal dining room with wood floor and crown molding. 1/2 bath with wood floor and pedestal sink. Upstairs - 2nd bedroom with carpet, cathedral ceiling, and an outdoor balcony. 3rd bedroom with carpet. Bath with tile floor, marble vanity, tub/shower combination with tile surround. Balcony overlooking family room. Small horse barn with Galvalume exterior, 2 stalls, storage, and tack room.
- WATER:** Deep water well (estimated at 400+ feet) with soft water and plenty of volume. One stock pond.
- TAXES:** Approximately \$4,000.00.
- COMMENTS:** Excellent land, a very nice & beautiful home.
- PRICE:** \$895,000.00.

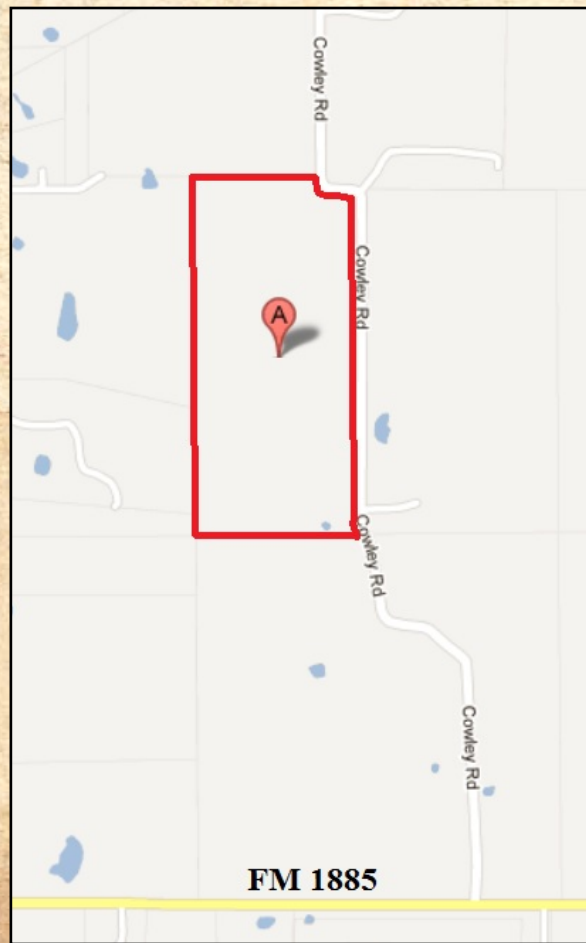
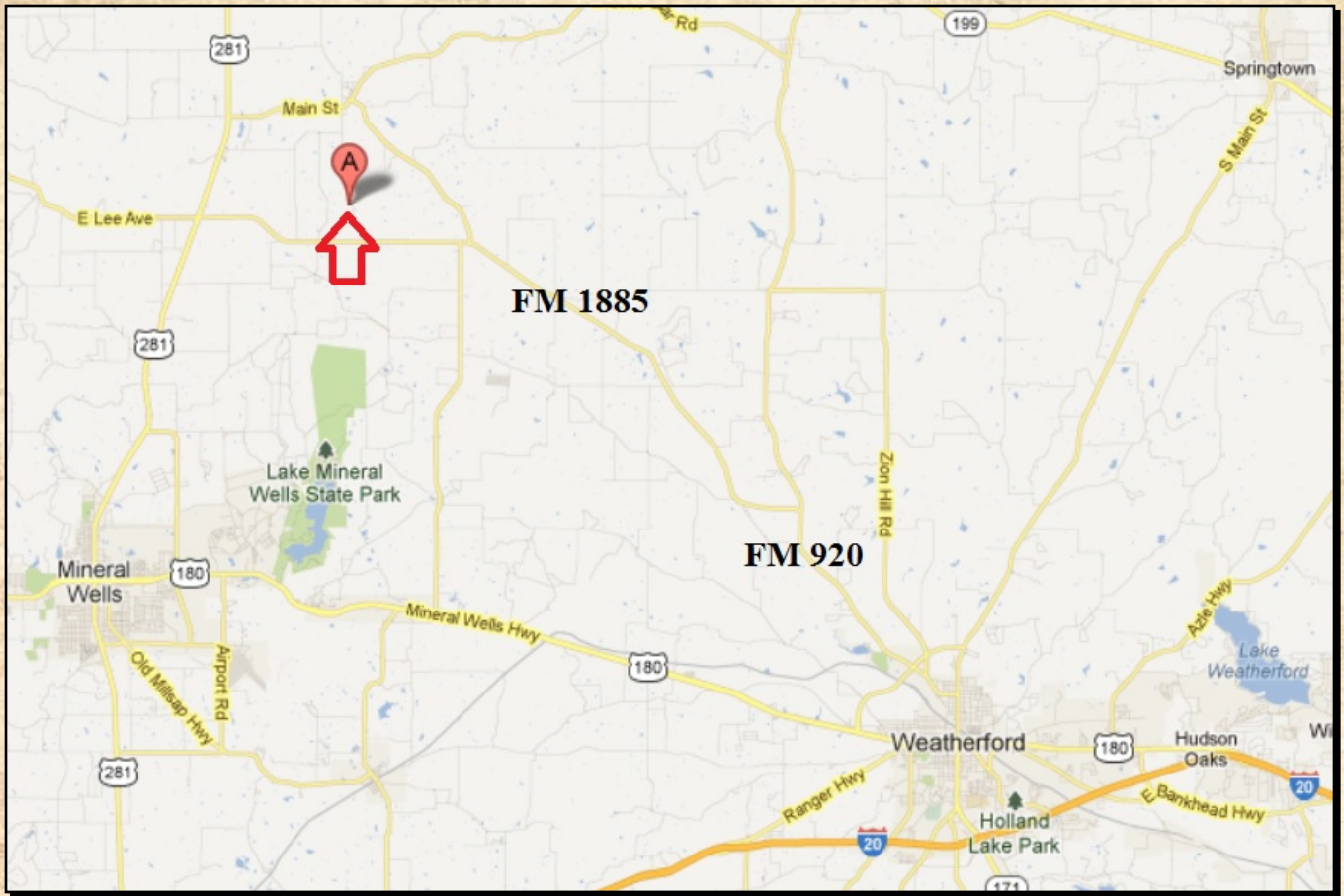
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The red lines are not exact.