

15.76 Acre Horse Facility

3787 Bethel Road / FM 1884 South, Weatherford, TX 76087



A Custom 3-3.5-2 Brick Home with a Metal Roof, Pool, and Incredible Landscaping.



A Cov. Arena Barn w/Working Area, 8 Stalls, Lobby/Waiting Room, Panel Walker & Wash.



6 Stall Barn, Equip/Hay Barn, Gated Entry, Coastal Bermuda & E. Sanchez Creek.
\$1,397,500.

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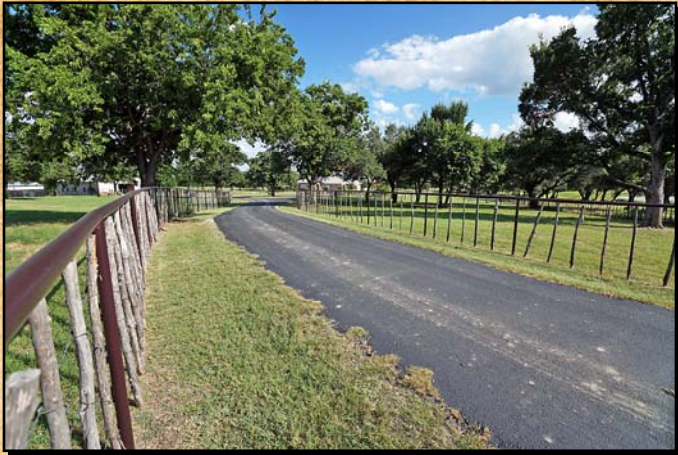
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15.76 Acre Beautiful Horse Facility 3787 Bethel Road / FM 1884 South Weatherford, Parker County, Texas 76087

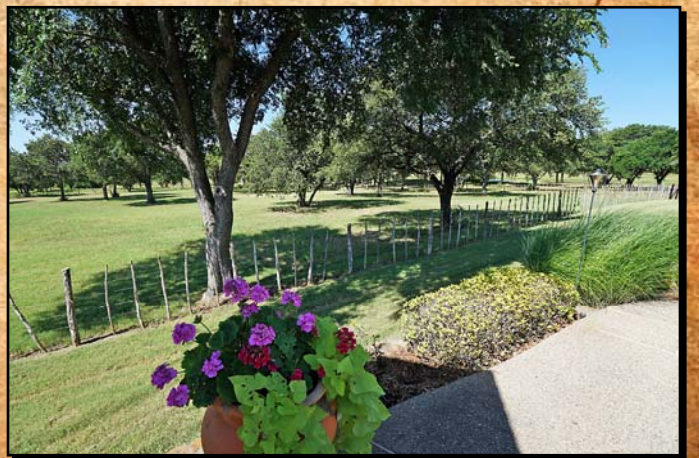
- LOCATION:** 4 miles south of Interstate 20 on FM 1884 South / Bethel Road. Only 23 miles west of Fort Worth or 39 minutes to Will Rogers Coliseum.
- TERRAIN:** Slightly rolling beautiful property with scattered live oak trees.
- IMPROVEMENTS:** A Custom '02 Brick Home: 2,842 SF of living area with 3 bedrooms, 3½ baths an attached 644 SF 2 car garage and a metal roof. An open concept living room and kitchen area with tiled floors. The living room features an Austin stone fireplace with built-ins. Larger windows and an atrium door overlooking the covered patio, pool, and east view. A beautiful kitchen with granite countertops, eating bar, and tumbled marble back splash. A granite island with an electric cooktop, storage, and an iron light fixture above. A stainless steel oven, built-in microwave, and dishwasher. Lightly stained wood cabinetry and an iron light fixture. A separate dining room adjoining the foyer with a wood floor, large windows, and curtains. A matching office adjoining the foyer with wood floors, a step up ceiling, large windows, and curtains. A large master bedroom suite with a wood floor, sitting area, with bay windows, and an Atrium door. An en suite master bathroom with beautiful granite vanities, stained cabinetry, a tile shower, and his and her closets. Tiled foyer and hallways. 2nd bedroom with wood floors and an en suite bath – tub/shower combo. A 3rd bedroom with a wood floor. The 3rd bath is a tub/shower combination. The laundry room adjoins the kitchen. A studio/office with wood floor, many windows, and overlooking the pool area. Two separate heating and air conditioning systems. Spectacular landscaping surrounds the home with many varieties of plants and flowers. A beautiful pool with many curves, a stone spa with a water & rock feature, flagstone coping, an aggregate deck, and an outdoor stone fireplace. The lawn is beautiful and thick with an automatic sprinkler system.
- A Covered Arena: 30,585 total SF (125x225), working area of 125 x 125, and (8) 12x14 stalls. 60' free flow walker, tack room, feed room / spare tack room, large storage area, for records, and supplies, etc. Lobby w/ small kitchen with refrigerator, heated and air conditioned. Utility room with bathroom, washer and dryer, heated and air-conditioned. Large wash rack. Two Big Ass (brand name) fans. Extra lighting and stall area lights on a timer. The stalls are equipped with an electric connection and water for year-round water and power. Large covered drive-through area for loading & unloading night or day. Two electric hook ups for trailers or motor homes with sewage dump. Excellent water system with medically approved back-flow installed. Cattle holding pens. 125' retractable flag or cow which retracts into the ceiling area. All the above is under one roof. An additional 6-stall horse barn with tack room, wash rack, and hay storage area. Equipment/hay shed: 50 x 100' clear span with open front. six outdoor horse paddocks, four with covered horse shelters. Beautiful security gate and a long valleyed paved driveway. New Updates (2013 -2016): Living room, kitchen, and breakfast nook were repainted, AC replaced, AC coil, painted the hallway, pool Polaris, drapes and rods, pool motor (main pump), gate control board and battery, capacitor (South), office and dining rooms painted, water well pressure tank, pool timer w/freeze protection, gutters partially replaced, resurfaced asphalt, Stained concrete on porches, arena gutters replaced, fence painted, and new refrigerator and dishwasher.
- WATER:** Water well a new Nations' Pure Water System/Softener. E. Sanchez Creek.
- TAXES:** \$13,969.46 with agricultural exemption.
- COMMENTS:** Outstanding location, very scenic, quick access to IH-20 and the new WHS.
- RESERVATIONS:** Seller prefers to retain drapes & rods in office & dining room, and refrigerator.
- PRICE:** \$1,397,500.00.

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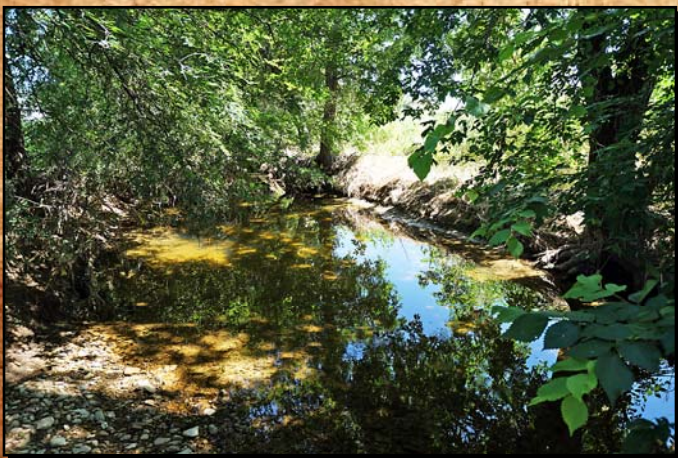




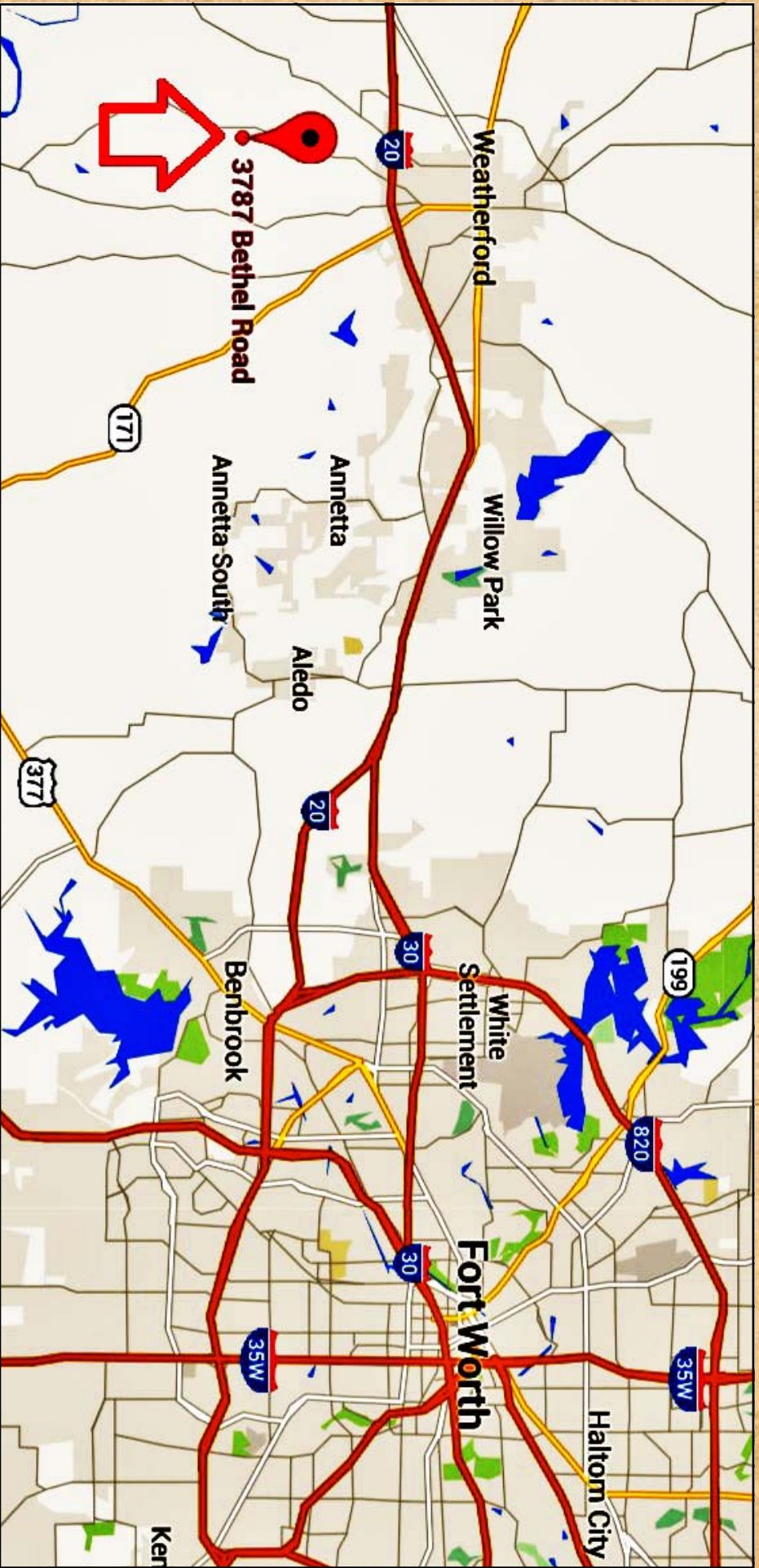


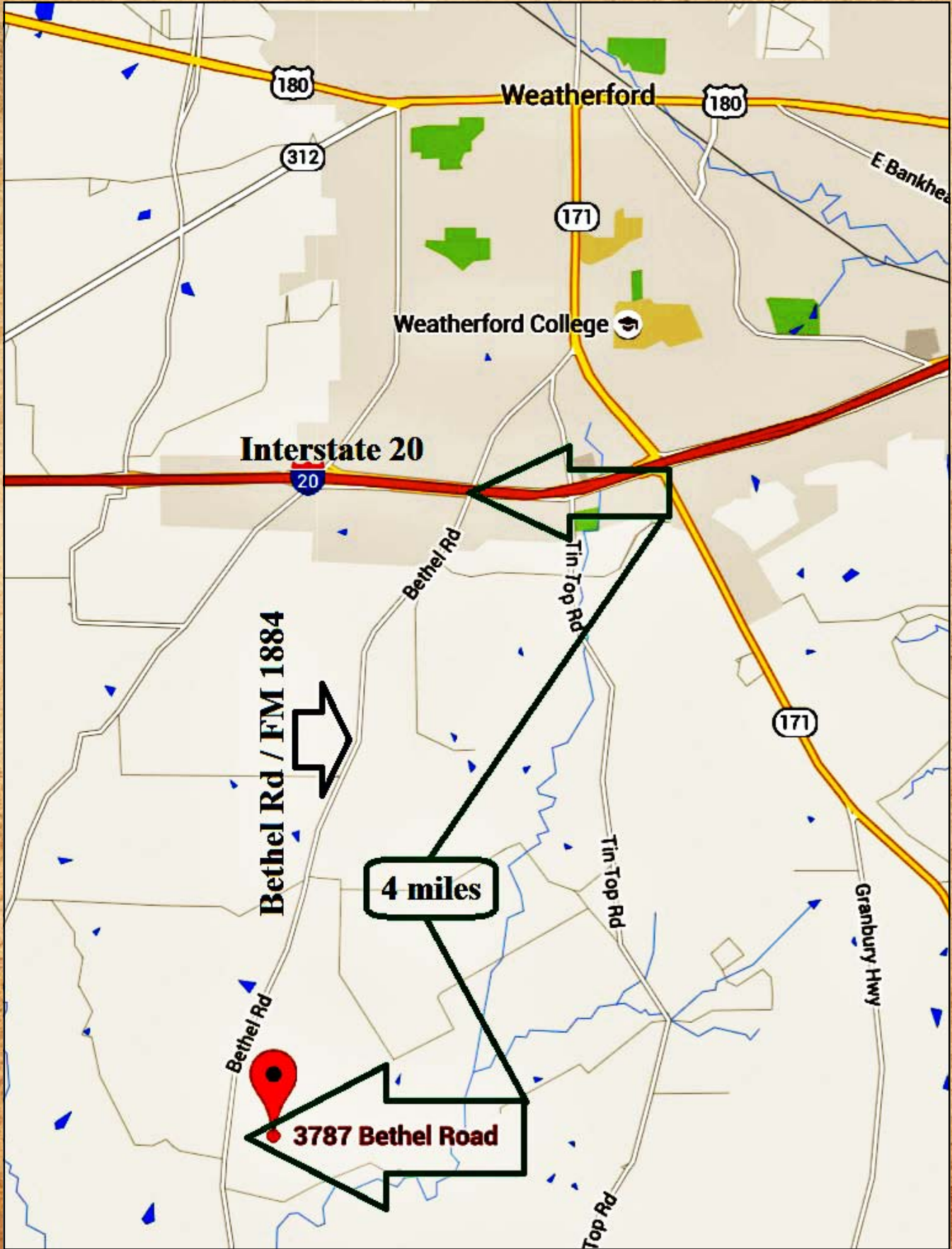












180

Weatherford

180

312

171

E Bankhead

Weatherford College

Interstate 20

20

Bethel Rd

Tin Top Rd

Bethel Rd / FM 1884



4 miles

Tin Top Rd

171

Granbury Hwy

Bethel Rd



3787 Bethel Road

Top Rd

