

# 35.16 Acres & Large Beautiful Stone Home

## 2050 Stafford Rd, Weatherford, Parker County, Texas



A 5,149 SF, 5-3.1-3 Custom 2 story stone home with a metal roof and large concrete carport. Many custom features – 3 living areas, engineered slab, 2x6 exterior walls, foam & extra insulation.



A large shop / barn with a concrete floor & overhangs on each side. A doublewide guest home. Pipe & cedar fencing with privacy gate. 2 ponds, deer & turkey abound. Native grasses. \$887,500.00.

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- LOCATION:** Approximately 25 minutes west of Weatherford, 18 minutes north and east of Mineral Wells, and 48 minutes to Fort Worth.
- TERRAIN:** The majority is level and open with native grasses and scattered trees. A smaller timbered area with deer and turkey seen often.
- IMPROVEMENTS:** A very nice 5,149 sq. ft. custom stone 2 story home featuring 5 bedrooms, 3.1 baths, an office, 3 living areas, and a large 3 car or 1406 sq. ft. garage. The family room is carpeted with a stone fireplace, wood storage, a gas lighter, and crown molding. A nice kitchen with a tile floor, medium oak stained cabinets, granite countertops with a large eating bar, white appliances (dishwasher, double ovens, cooktop, & microwave). An adjoining dining room with the same tile floor, a brick fireplace with gas starter, and a door out to the back. The master bedroom is carpeted with a glass patio door. The master bath has a tile floor, marble vanity, a jetted master garden marble tub, and a marble shower. All bedrooms are carpeted. The laundry room has a tile floor, Formica countertops, large stainless-steel sink, many cabinets, and an outside door. Metal windows and ceiling fans throughout. Custom features include - 2x6 foam filled exterior walls, 2 tankless propane hot water heaters, an engineered slab with integrated tornado shelter, 3 a/c zoned units, high R value ducting, extra blown-in insulation, very energy efficient, metal roof, and guttering. 1,159 sq. ft. of covered back porch and two additional covered porches, and 10' ceilings on the first floor. Stained sidewalks, porches, and garage floor. Built in 2008, an insulated east wing, and has its own a/c zone, and sound proof. Pipe & cedar fencing with privacy gate. A large 50x86 all steel barn / shop building with 2 - 18 ft. rollup doors, large loft area for storage, and overhangs on each side of 25x50 for large storage or stalls. A very clean 1998, 28x56 Redmon doublewide guest home with a well, and septic.
- WATER:** Two Trinity water wells at 325 feet deep producing 15 gpm. Two stock ponds.
- ISD:** Perrin / Whitt
- MINERALS:** None owned.
- PROPERTY TAXES:** Parker Co. - \$2,874.11 + \$18.66 = \$2,892.77. Doublewide - \$121.68.  
Jack Co. - \$4,122.52. Total annual taxes are \$7,136.97.
- COMMENTS:** The location is very private and a very nice, comfortable, well-maintained stone home. Appraised in 2017 for \$964,000.00.
- PRICE:** \$887,500.00

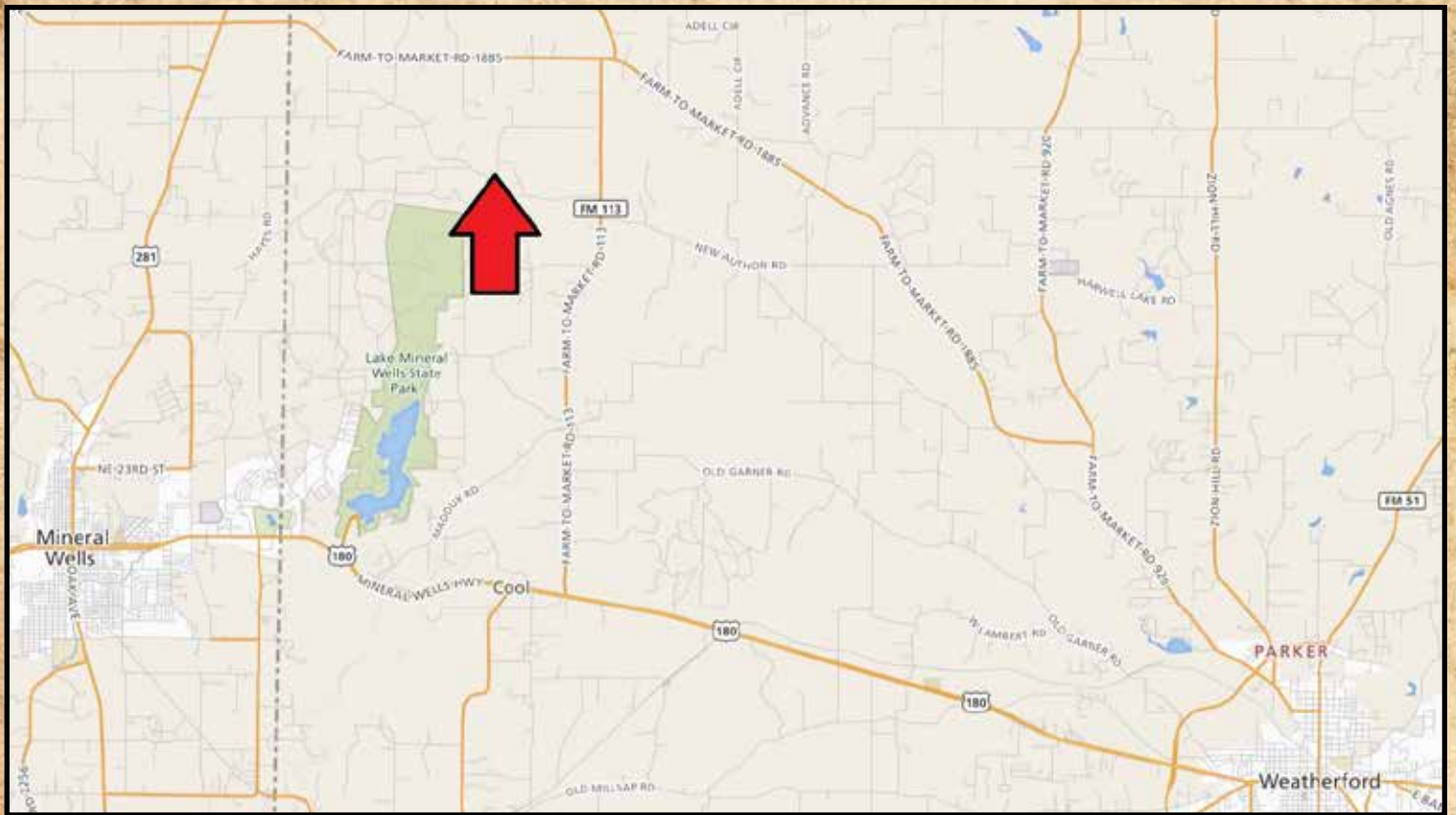
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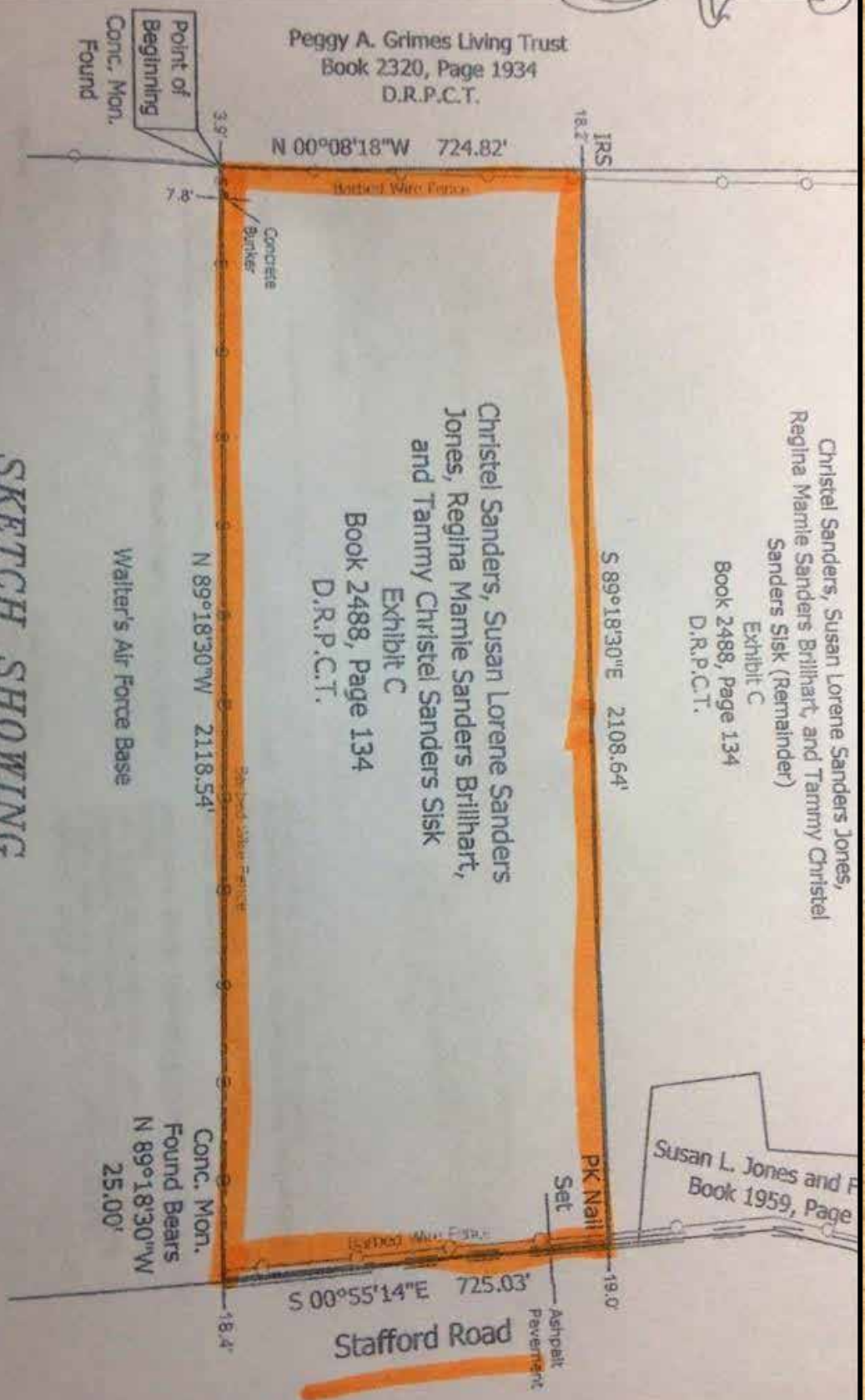




*A 35.166 acre tract of land situated in the R. McCain Survey, Abstract Number 995, Parker County, Texas.*

**SKETCH SHOWING**

DESCRIPTION:





724.82 feet

Pond

Barn / Shop

2118.54 feet

2108.64 feet

Native grasses

Red boundary lines are not exact

Guest Home

725.03 ft. of overage

STAFFORD RD

50000