

# **39.75 Acres on Hubbard Creek Lake**

## **3479 FM 3099, Breckenridge, Stephens Co., Texas**



**An impressive and beautiful 6000 +/- sq. ft. 5-bedroom 5.3-bath 3-car garage 2-story Sandstone home overlooking the lake with a covered 2 slip electric boat dock.**



**A 5000 sq. ft. 2 story barn with playroom, storage, and hvac. Scenic rolling oak terrain with game, and paved FM frontage. \$1,479,000.00. Additional acreage is available.**

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### **3479 FM 3099, Breckenridge, Stephens County, Texas**

- LOCATION:** Approximately two hours west of Fort Worth, and 3.5 miles north of Breckenridge on FM 3099 from US 180, and the property is on the west / left side.
- TERRAIN:** The topography is gently rolling to sloping with a elevations ranging from 1,190 to 1,250 feet. A variety of native cover including, but not limited to post oak, live oak, mesquite, elm, elbow bush, green briar, etc... Excellent wildlife habitat.
- IMPROVEMENTS:** This impressive and beautiful, two-story home, was built in 2008, and features a sandstone exterior (harvested on the property), with brick accents. With 6000 +/- sq. ft. of living area, it features 8 bedrooms (5 en-suite), 5 full baths, and 3 half baths. The kitchen and dining / breakfast area are adjoining with a tile floor. The kitchen is large, with granite countertops, granite island, eating bar, many oak cabinets, pantry, and tall ceilings. The dining area has many large windows overlooking the lake, a large impressive rotunda ceiling, a large chandelier, and two exterior doors. Adjoining as well, is the beautiful family room, featuring a vaulted ceiling with large exposed cedar beams, wood floor, propane log fireplace, and large windows overlooking the lake. The large master bedroom is carpeted, with a sitting area, and exterior door. The en-suite bathroom has a tile floor, jetted tub, a separate tiled walk-in shower, and a standalone marble vanity with dual sinks. A heavy ornate iron front door, opens to the large elegant foyer, featuring tile floors, heavy textured walls, crown molding, and tall ceilings. Upstairs, is a game room, media room, bedroom, and a ½ bath. A 4-car garage, with two large doors. Adjoining the garage is a small guest quarters, with kitchenette and full shower. 1,850 sq. ft. of covered porches, and much more in open patios, and a large sandstone fire pit. All spray foamed insulation, under the roof deck, for added utility value in the attic. A composition roof. Three new 20 seer hvac units, two hot water heaters (one on each end). The massive sandstone porte-cochere is stunning. A concrete circle driveway. A 5000 sq. ft. two-story heated and cooled barn with a sandstone exterior. The first floor has a kitchen, living room, office, storage rooms, and large open areas for equipment, boat storage / parking. The upstairs has bunk style bedrooms, and are semi-finished and more storage areas. A concrete sidewalk, down to the nice 950 sq. ft. double slip, covered floating boat dock with electricity, lifts, and a small viewing deck.
- WATER:** The shoreline frontage on Hubbard Creek Lake is approximately 1/3 mile +/- . Domestic water is derived from Stephens County Rural Water Supply. Outside irrigation is supplied from the lake.
- WILDLIFE:** Common to the area are deer, turkey, feral hogs, and seasonal dove and quail.
- MINERALS:** No minerals are owned, and there are multiple producing wells, but none close to the home.
- TAXES:** \$8,030.36 for 2020 with agricultural exemption.
- COMMENTS:** This property is unusually rare, due to 1/3 mile of shoreline frontage on Hubbard Creek Lake. Since the home is a family retreat, and not a permanent residence, it has only been lived in for possibly a year cumulatively. The development potential is extremely attractive with the additional land!
- RESTRICTIONS:** Negotiable with the Seller, to control the quality of the surroundings, on remaining acreage.
- PRICE:** \$1,479,000.00. Additional land is available for sale.

Video Hyperlink: <https://vimeo.com/coalson>

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## Additional Acreage

















