

# Super Nice 20 Acre Horse Ranch

## 477 Wilson Bend Rd, Millsap, Parker Co., Texas



A 2775 sq. ft. 3-3-2 stone & brick home with pool & waterfall, and a metal roof.



A very nice 3 stall horse barn w/super nice apartment, tack, shop & covered storage.



Several barns, new all steel roping arena, lots of pipe fencing & gated entry. \$859,500.00

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## Beautiful 20 AC Horse Ranch 477 Wilson Bend Road, Millsap, Texas

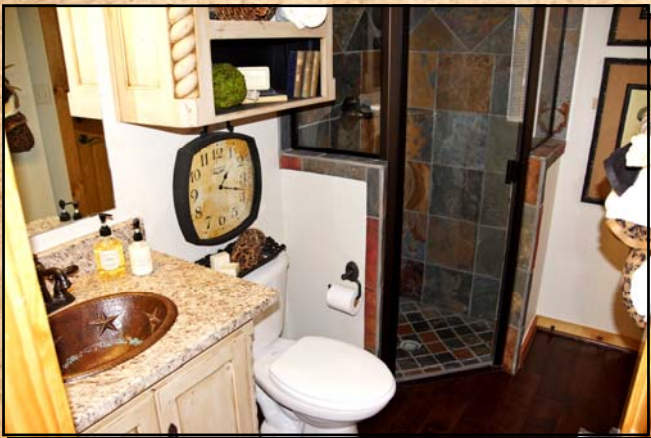
- LOCATION:** Approximately 15 minutes west of Weatherford and 45 minutes west of Fort Worth on a paved county road. Directions – From Weatherford take US 180 West 12 miles to Cool (yellow blinking lights), then south / left onto FM 113 South 3 miles, then east / right onto Wilson Bend Rd for ½ mile to the property on the south / left side. From I-20 exit 394, then north on FM 113 for 6 miles and west / left on Wilson Bend Rd for ½ mile.
- TERRAIN:** Level, productive, native, land with good soils.
- IMPROVMENTS:** A beautiful, red river, brick and cave stone, home featuring 3 bedrooms, 3 baths, office, 2 car oversize garage with 18' doors, an upstairs bonus room, and a metal roof. 2775 sq. ft. of living area and all electric. A large gorgeous kitchen with granite countertops, stone eating bar, GE stainless steel appliances with convection oven, cook top with down draft. The family room has a floor to ceiling cave stone fireplace, a 15' cathedral ceiling, built-in entertainment center. Master bath with two granite vanities and hammered copper sinks, jetted tub with tile surround, and walk-in tile shower. Private study. 2<sup>nd</sup> bath is a Jack & Jill with two granite vanities with hammered copper sinks, and a tub / shower combination with tile surround. All new wood floors except the bedrooms and bonus room are carpeted. Mud room area with built-in desk & shelves, laundry room with cabinets and granite vanity. Finished in January 2008. The walls are hand trowel finished with rounded corners, 10' ceilings, Knotty Alder cabinetry with rope corners, recessed and under cabinet lighting, 8' solid wood doors, wired for surround sound, all baths with oil rub bronze fixtures and ceiling heaters, low E windows, ceiling fans with lights, 80 gallon hot water heater with circulating system, security system, 4 zones heat & air, the attic has blown-in insulation, foam insulated, and radiant barrier decking. A large back covered porch with stained concrete floor, sheet metal ceiling with acid wash, built-in outdoor kitchen with two vanities with creosote sides. One BBQ stainless steel (Galore) grill with tile countertop and one stainless steel sink with countertop and built-in outdoor refrigerator. A saltwater sports pool with flag stone coping, pebbletec interior, stained concrete decking and a stone water fall. New trees, landscaping and sprinkler system. The all steel horse barn is 45x85 with a cave stone, siding, & corrugated metal exterior. 3 roll up doors, 3 large 14 x 15.5' metal frame & creosote stalls with big runs, a super nice 330 sq. ft. 1-1 living quarters with kitchenette and stained concrete floor, concrete alley way, high bay lighting with timers, fly spray system, adjoining 27'8"x45' overhang, lighting on 4 sides, tack and 16x16 shop, and fully insulated. All steel storage barn 15x15 with concrete floor, roll up door, and 10' shed attached. Hay barn – 28 x 32. Roping arena with roping chute and tack room. Steel post & cedar stave fencing and a pipe & creosote gated entry.
- WATER:** Co-op water & one stock pond.
- TAXES:** \$ 7000 +/- annually with ag exemption.
- SCHOOLS:** Millsap ISD, K-12.
- COMMENTS:** A classy, beautiful, clean, upscale property.
- PRICE:** Reduced to \$895,500.00!

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477 Wilson Bend Road

Red boundary lines are not exact.