

10 Acres & Executive Home

8490 Zion Hill Rd., Poolville, TX



An impressive 10,000 sq. ft. 2 story executive sandstone home with metal roof.



A lavish pool area with huge stone water falls & outdoor covered kitchen.



Two electric gated entries. Rolling coastal bermuda and oak trees. \$1,250,000.00.

Office 940-682-4993
Office 940-682-7751

MAC A. COALSON
REAL ESTATE BROKER

Cell 817-925-3333
Fax 940-682-4322

7801 New Authon Road, Weatherford, TX 76088
E-Mail - Mac@Coalson.com

McALLEN COALSON - Agent / Broker, Direct Office Line 940-682-7660
Cell 817-991-8300 E-Mail - McAllen@Coalson.com

WWW.COALSON.COM

MAC A. COALSON, Sr. Broker - Direct Office Line 940-682-7660

E-Mail - Mac@Coalson.com

McALLEN COALSON, Broker - Cell 817-991-8300

E-Mail - McAllen@Coalson.com

7801 New Authon Road, Weatherford, TX 76088

WWW.COALSON.COM

10 Acres with Executive Home 8490 Zion Hill Rd, Poolville, TX

- LOCATION:** 45 minutes west northwest of Fort Worth or 15 minutes NW of Weatherford on paved FM Road.
- TERRAIN:** Rolling with native grasses, scattered oak and elm trees. Scenic land and views.
- IMPROVEMENTS:** The home is a French country theme with 10,000 + sq. ft. of living area, a sandstone exterior, a metal copper roof, and a pass through porte-cochere connecting the 3 car garage. Boasting 6 bedrooms, 5 full baths, two ½ baths, and 3 wood burning fireplaces. With an open concept floor plan the great room is 33x30 with a bar, carpet, cedar beam ceiling, wood burning fireplace. The kitchen and breakfast room have wood floors, sandstone columns, antique cabinetry, stainless steel appliances, textured walls, and 12 foot ceilings. The formal living room is impressive with its 20+ foot ceilings, a huge fireplace, and custom made draperies. The foyer or formal entry is beautiful with its barrel ceiling, limestone floor, and spiral staircase. The adjoining office with wood floor, built-ins and French doors. Also adjoining the foyer is the formal dining room. The master bedroom is gorgeous with carpet, custom draperies, a fireplace, and inset ceiling. Adjoining master bath with carpet, huge Jacuzzi tub, 2 separate vanity areas, huge tile shower, and two large closets. The media room is large with executive seating, carpet, blackout blinds, barrel ceiling, eating bar, complete surround system, and large screened TV. Sandstone accents throughout the living areas. Upstairs – the landing with hand crafted banister overlooks the foyer and the formal living room. Large game room with wood floor. Total electric home and 6 a/c units. An awesome covered outdoor patio kitchen with a built-in Weber / Genesis grill, fireplace, stained concrete floor, and sandstone walls and columns. A large and highly impressive stone water fall and diving rock into a large beautiful pool with another stone water fall, huge swim through cave, spa, flagstone deck, and a large outdoor stamped concrete deck. 30x50 show car barn, heated and cooled with a ½ bath, stained concrete floor, and cedar herringbone design walls. A separate 30x50 work shop / storage building which is insulated. Large sandstone gated entry, pipe fencing, and paved driveway.
- WATER:** Stock pond and water well.
- TAXES:** \$16,500 estimated for 2012.
- SCHOOL:** Poolville ISD.
- PRICE:** \$ 1,250,000.00.
Additional acreage priced as follows - 16.8 AC to the east, 9.5 AC to the west, and 32.6 AC to the south all at \$5,950.00 per acre. A larger 88.1 AC to the north for \$5,500 per acre.

ALL INFORMATION CONTAINED HEREON HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE. NO REPRESENTATION OR WARRANTIES, EITHER EXPRESSED OR IMPLIED ARE MADE AS TO ITS ACCURACY BY SAID AGENT. THIS INFORMATION IS SUBJECT TO CHANGES, WITHDRAWAL, ERROR, OMISSION, CORRECTION, OR PRIOR SALE WITHOUT NOTICE. SELLER CAN RECEIVE AND ACCEPT BACKUP CONTRACTS.



















