

55.5+/- Acres with Improvements

1120 Weatherby Lane, Poolville, Parker Co., TX



A nice brick 3 bedroom 2.5 bath 2 car carport home with pool & extras.



Shop, storage buildings, play house, water well, gated entries, pipe & cable fencing.



Coastal Bermuda & native grass pastures, 2 stock ponds & minerals. \$675,000.00.

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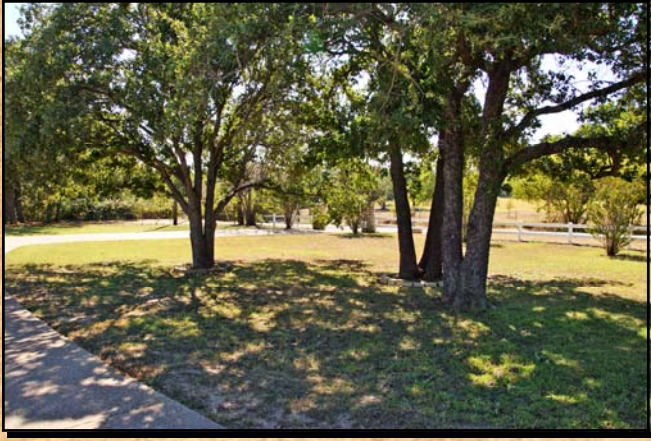
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55.5 +/- Acres with Improvements 1120 Weatherby Lane, Poolville, TX

- LOCATION:** Approximately 45 minutes west northwest of Fort Worth or 20 minutes north northwest of Weatherford.
- TERRAIN:** Sloping to rolling coastal bermuda and native grasses with some scattered oak trees.
- IMPROVEMENTS:** Residence – 3100 sq. ft. 3 bedroom 2.1 bath brick home with a 2 car covered carport, pool, and metal roof. Kitchen – wood floors, island with chop board countertop, antique “Heartland” stove/cooktop and refrigerator, double ovens, dishwasher, garbage disposal, white painted cabinets, and front door entry. Dining room – tile floor, wood burning fireplace. Large master bedroom with a tile floor and sitting area. An adjoining master bath with a tile floor, a large jetted tub and tile surround, a separate tile & glass shower, and a large closet. 2nd bedroom with a tile floor, bay window & closet. 3rd bedroom with tile floor & closet. 2nd bath with tile floor, shower with tile & glass shower. Family room with a tile floor, a floor to ceiling sandstone wood burning fireplace, cathedral ceiling, picture frame paneling, wet bar, adjoining pool table room with wood floor. Adjoining ½ bath with pedestal sink & tile floor. Covered front and side porches. Laundry room with wood floor and white cabinetry. Originally built in 1988 and remodeled in 2013, all electric, ceiling fans throughout, two hot water heaters, two a/c heat pump units, and a security system. Pool with aggregate decking, covered flagstone patio area, and a stone retaining wall. New – air handler, pool pump. A manicured yard with one acre around the home irrigated. 4 bay shop with galvalume exterior & concrete slab and nearby play house or bunk room with galvalume exterior. 6 bay storage building / barn with all Hardy plank exterior. Well house with galvalume exterior water well equipment and storage. Metal roofs on all out buildings. Two private gated entries with a PVC fence and an aggregate driveway. Grape arbor. Pipe & cable fencing, T post and barbed wire fencing.
- WATER:** A 12 gpm water well (likely between 200-300’ deep) with a water filtration & softener system. Two stock ponds.
- MINERALS:** Some mineral rights owned and all will be conveyed at closing and funding.
- TAXES:** \$4,788.14 for 2013.
- COMMENTS:** Very private setting with a quality and quaint home.
- PRICE:** \$675,000.00

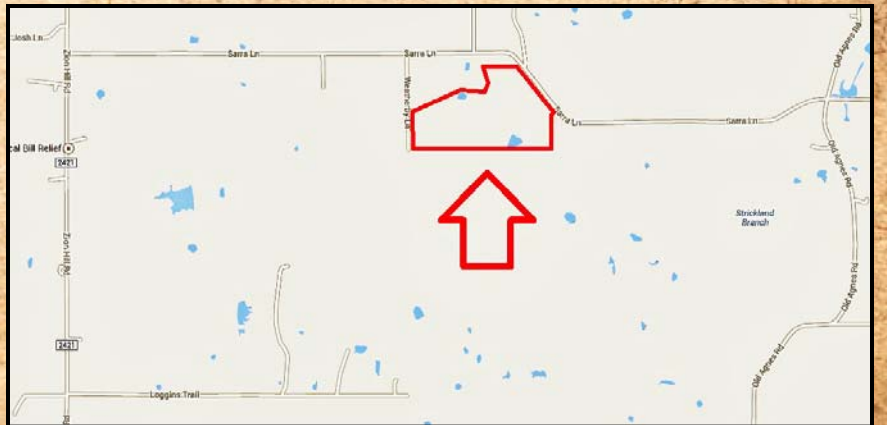
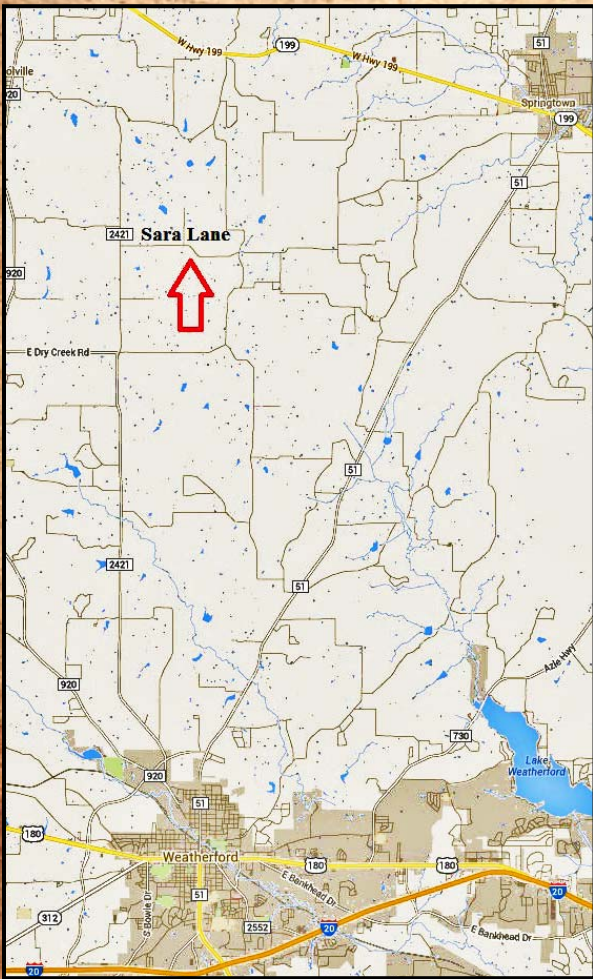
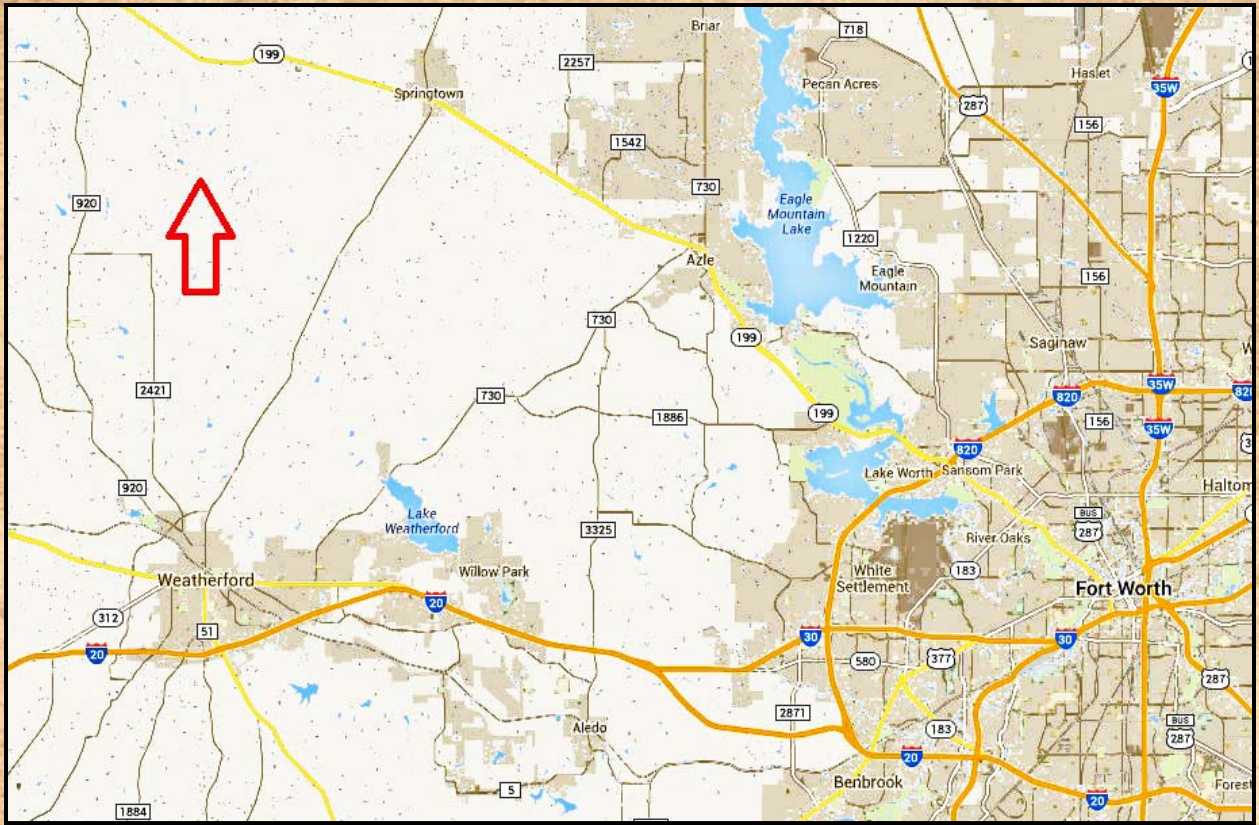
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Red boundary lines are not exact.

Weatherby Lane

Sarra Lane