

\$15,900,000 - 2777 I-30 W, Sulphur Springs

MLS® #20713276

\$15,900,000

6 Bedroom, 6.30 Bathroom, 13,157 sqft

Residential on 681.00 Acres

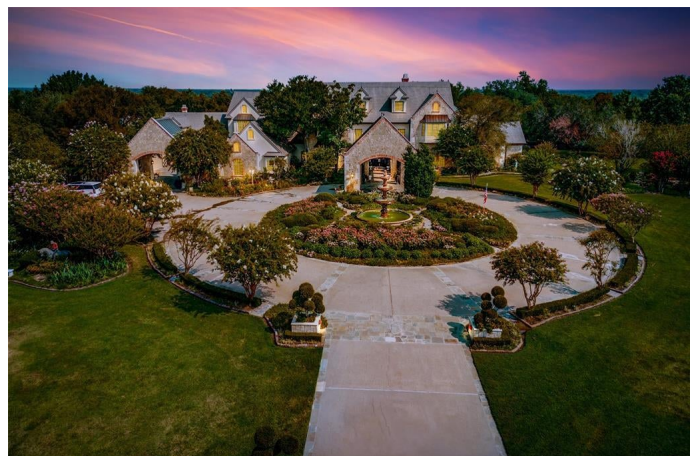
none, Sulphur Springs, TX

Discover Villa Maria Ranch a luxurious French style estate on 681 acres. Surrounded by a pecan plantation, this meticulously designed hm is the epitome of elegance and grandeur. The moment you enter the 2 story foyer with its sweeping double staircase you will be captivated by the attention to detail and craftsmanship. Flanked by the library w floor to ceiling rich wood bookcases and the elegant dining rm perfect for hosting formal dinners. The open kitchen is designed for both casual dining and large events. A grand first floor primary suite with opulent bathroom is a spa like retreat & the enormous closet is a dream. A 2nd flr primary suite, fireplace and beautiful sitting area w view of gardens. Four additional bedrooms, a home theater, billiards room, an elevator and an indoor swimming pool with a spa. A covered dining pavilion leads to a charming Country French guest house. This estate offers the perfect blend of comfort and sophistication. The hm is being sold fully furnished

Built in 1998

Essential Information

MLS® #	20713276
Price	\$15,900,000
Bedrooms	6
Bathrooms	6.30
Full Baths	6



Half Baths	3
Square Footage	13,157
Acres	681.00
Year Built	1998
Type	Residential
Sub-Type	Farm
Style	French
Status	Active

Community Information

Address	2777 I-30 W
Subdivision	none
City	Sulphur Springs
County	Hopkins
State	TX
Zip Code	75482-7548

Amenities

Utilities	Co-op Water, Concrete, Electricity Connected, Natural Gas Available, Septic
# of Garages	4
Garages	Additional Parking, Circular Driveway, Electric Gate, Garage, Garage Door Opener, 2-Car Double Doors, Garage Faces Side, Gated, Storage
Has Pool	Yes
Pool	In Ground, Indoor, Pool/Spa Combo

Interior

Interior Features	Built-in Features, Cable TV Available, Cathedral Ceiling(s), Cedar Closet(s), Chandelier, Decorative Lighting, Double Vanity, Eat-in Kitchen, Elevator, Granite Counters, High Speed Internet Available, In-Law Suite Floorplan, Kitchen Island, Multiple Staircases, Natural Woodwork, Open Floorplan, Paneling, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Second Primary Bedroom
Appliances	Home Theater
Heating	Central, Fireplace(s), Natural Gas, Zoned
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Gas Logs, Gas Starter, Living Room, Masonry, Master Bedroom, Other

Exterior

Exterior Features	Private Yard
Lot Description	Acreage, Cleared, Landscaped, Lrg. Backyard Grass, Many Trees, Sprinkler System, Tank/ Pond, Water/Lake View
Roof	Metal
Construction	Rock/Stone
Foundation	Pillar/Post/Pier

School Information

District	Sulphur Springs ISD
Elementary	Lamar
Middle	Sulphurspr
High	Sulphurspr

Listing Details

Listing Agent	Ashley Rupp
Listing Office	Allie Beth Allman & Assoc.

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