

\$5,995,000 - 453 Tower Road, Valley View

MLS® #20749720

\$5,995,000

4 Bedroom, 3.00 Bathroom, 3,558 sqft

Residential on 158.42 Acres

Ccsl, Valley View, TX

Take a closer look at this truly unique and hard-to-find opportunity with this expansive 158-acre property near Lake Ray Roberts in southern Cooke County, Texas. Large tracts of land with this much character and potential that are convenient to the Metroplex are increasingly rare. The property includes a custom-built home and a 5,000-square-foot steel outbuilding. Its diverse landscape features scattered trees, multiple fenced pastures with sandy loam soil and good coastal grass, ideal for rotational grazing. With seven stock ponds and a picturesque 2.5-acre lake, this scenic property offers endless possibilities for a wide range of uses. The property's 3,600-square-foot single-story brick and stone custom home, built in 2014, features four bedrooms, a home office, and a three-car garage, with covered front and back porches. The interior's centerpiece is an open great room showcasing a 20-foot cathedral ceiling and a floor-to-ceiling stone fireplace, shared by the living room, kitchen, and dining areas. Large windows offer expansive views of the lake and front pasture. The home is foam insulated, ensuring low utility costs, has 80 foundation piers for peace of mind, and a durable standing seam metal roof. The 50x100 steel outbuilding includes 2,000 square feet of enclosed storage on a concrete slab with two overhead doors, plus a 3,000 square foot three-sided run-in shelter for livestock, which can easily be converted into a horse barn. The property also features an



older livestock barn with working pens. The property offers endless possibilities with approximately 1,400 feet of frontage along Tower Road and a western boundary that adjoins The Ranch, an upscale development of custom homes on acreage. There are no deed restrictions, and the property benefits from Mountain Springs Water and access to Nortex fiber.

Built in 2014

Essential Information

MLS® #	20749720
Price	\$5,995,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,558
Acres	158.42
Year Built	2014
Type	Residential
Sub-Type	Farm
Status	Active

Community Information

Address	453 Tower Road
Subdivision	Ccsl
City	Valley View
County	Cooke
State	TX
Zip Code	76272-5623

Amenities

Utilities	Asphalt, Co-op Water, Individual Water Meter, Outside City Limits, Septic, Unincorporated, No City Services
# of Garages	3
Garages	Garage, Garage Door Opener, Garage Faces Side

Interior

Interior Features	Built-in Features, Cathedral Ceiling(s), Cedar Closet(s), Granite Counters, High Speed Internet Available, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Heating	Central, Fireplace(s), Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Circulating, Insert, Living Room, Stone, Wood Burning, Sealed Combustion

Exterior

Exterior Features	Covered Porch(es)
Lot Description	Acreage, Few Trees, Oak, Pasture, Tank/ Pond, Varied, Water/Lake View
Roof	Metal
Construction	Brick, Rock/Stone
Foundation	Slab, Other

School Information

District	Valley View ISD
Elementary	Valleyview
High	Valleyview

Listing Details

Listing Agent	Dutch Wiemeyer
Listing Office	KELLER WILLIAMS REALTY

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