

\$6,200,000 - 2104 Fm 455 W, Sanger

MLS® #20826079

\$6,200,000

4 Bedroom, 3.00 Bathroom, 3,038 sqft
Residential on 78.00 Acres

R Bebee, Sanger, TX

This extraordinary 78-acre property offers the perfect blend of rural tranquility and urban convenience with enormous potential for development. Sanger is developing fast, and the location is amazing if you are looking for a development project. It is conveniently located 2.3 miles from I-35, 2.2 miles from Lake Ray Roberts, and 1.3 miles from Sanger High School on FM 455. Ideal for a ranch or residential development. This property is a mostly remodeled farmhouse with over 3000 sq ft living space, featuring fenced pastures, 2 ponds, 4 bedrooms, 3 baths, electric and wood-burning fireplaces, a remodeled kitchen and bathroom, new paint, a barn, courtyard and a workshop with electric.

Built in 1963

Essential Information

MLS® #	20826079
Price	\$6,200,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,038
Acres	78.00
Year Built	1963
Type	Residential
Sub-Type	Single Family Residence
Status	Active



Community Information

Address	2104 Fm 455 W
Subdivision	R Bebee
City	Sanger
County	Denton
State	TX
Zip Code	76266-3314

Amenities

Utilities	City Sewer, City Water, Co-op Water
Garages	Driveway

Interior

Interior Features	Decorative Lighting, Double Vanity, Eat-in Kitchen, High Speed Internet Available, Pantry, Walk-In Closet(s)
Heating	Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Wood Burning

Exterior

Exterior Features	Covered Porch(es), Garden(s), Private Yard, Stable/Barn, Storage, Storm Cellar
Lot Description	Acreage, Lrg. Backyard Grass, Mesquite, Pasture, Tank/ Pond
Roof	Composition

School Information

District	Sanger ISD
Elementary	Butterfield
Middle	Sanger
High	Sanger

Listing Details

Listing Agent	Pepper Bubak
Listing Office	RE/MAX DFW Associates

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