

\$1,095,000 - 4245 County Road 597, Farmersville

MLS® #20934829

\$1,095,000

4 Bedroom, 3.10 Bathroom, 2,747 sqft

Residential on 12.50 Acres

Sylvester William Surv A-956, Farmersville, TX

Your private lakefront sanctuary awaits! Outside Country limits, no HOA Rules! Escape to your own private country estate, a completely fenced and gated 12.5-acre property with breathtaking lakefront views. This custom-built, 2747 sqft, 4-bedroom home offers a seamless blend of elegance and comfort. The main levels open-concept design flows into a chef's kitchen, appointed with large granite countertops, farm sink, walk-in pantry, double oven and gas cooktop. Relax by the cozy wood-burning fireplace or step onto your covered back porch for stunning lake views. Upstairs a versatile game room or family room with a beautiful picture window overlooks the tranquil lake, accompanied by a wet bar and the 4th bedroom, which could also serve as a media room. The primary suite on the main level is a true retreat, featuring a spa-like bath with a jetted tub, separate shower, 2 separate sinks, and 2 walk-in closets, one with a built-in safe. For ultimate efficiency, the home is equipped with a tankless water heater, new flooring downstairs, newer roof, and interior and exterior paint. New windows and new front door. This property is a haven for outdoor enthusiasts. Spend your days by the 800 ft of shoreline on a private, stocked pond. Enjoy evenings at the firepit or use the dock for fishing. The screened fish house provides the perfect spot for cleaning your catch. With a storm shelter, vegetable garden, and a chicken coop, this property is the perfect self-sustaining retreat. A separate 1,680 sqft.



Fleetwood manufactured home with 3 beds, and 2 bathroom is ideal for a guest house, rental, or multi-generational living. Beyond the homes, the property is an investors dream with several valuable outbuildings. A 30x50 shop has electricity, water, and a full bathroom, while a second 30x30 shop provides additional space. A 40x20 RV shed with full hookups is perfect for guests or renters. Don't miss the chance to experience unparalleled privacy and natural beauty. Your one-of-a-kind lakeside lifestyle is waiting.

Built in 2004

Essential Information

MLS® #	20934829
Price	\$1,095,000
Bedrooms	4
Bathrooms	3.10
Full Baths	3
Half Baths	1
Square Footage	2,747
Acres	12.50
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

Community Information

Address	4245 County Road 597
Subdivision	Sylvester William Surv A-956
City	Farmersville
County	Collin
State	TX
Zip Code	75442-6803

Amenities

Utilities	Asphalt, Aerobic Septic, Co-op Water, Private Road
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Features	Lake
# of Garages	2
Garages	Additional Parking, Garage, Garage Door Opener, 2-Car Single Doors, Epoxy Flooring, Oversized, RV Access/Parking, RV Carport

Interior

Interior Features	Built-in Features, Decorative Lighting, Eat-in Kitchen, Granite Counters, High Speed Internet Available, Kitchen Island, Open Floorplan, Pantry, Sound System Wiring, Walk-In Closet(s), Flat Screen Wiring
Heating	Central, Zoned, Propane
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning, Gas Starter, Stone

Exterior

Exterior Features	Covered Porch(es), Fire Pit, Garden(s), Lighting, RV Hookup, Stable/Barn, Storm Cellar
Lot Description	Acreage, Few Trees, Sprinkler System, Hilly, Lrg. Backyard Grass, Water/Lake View
Roof	Composition
Construction	Brick, Fiber Cement
Foundation	Slab, Pillar/Post/Pier

School Information

District	Community ISD
Elementary	Mcclendon
Middle	Leland Edge
High	Community

Listing Details

Listing Agent	Randal Shinn
Listing Office	Farmersville Real Estate Company

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