



For Sale on Market

**\$1,499,000**

Call 903-636-8465 Today!

## 8545 N FM 726, DIANA, TX 75640 11 BEDS, 4 FULL & 1 HALF BATH(S)

Gorgeous East Texas retreat set up to live, play and be self sufficient. Priced below appraised value so you can step right into instant equity. This custom metal roof home sits on two tracts totaling about 41 acres with a 1.5 acre stocked pond, massive resort style pool, guest-pool house, big insulated shop with solar array, RV hookups with separate septic, greenhouse and a covered party pavilion with outdoor kitchen. It is hard to find all of this on one property in Upshur County. Inside the main home you will find 3 bedrooms, 3.5 baths, an office that could be a 4th bedroom, fresh interior paint, new wood floors, three fireplaces and a remodeled kitchen that was relocated and rebuilt with Patagonia quartzite, hickory cabinets, gas cooktop, big sink and views over the pool and pond. Primary suite has dual closets, jetted tub, walk in shower and a hidden safe room finished with ballistic panels. There is also a second laundry upstairs. Outside is where this property shines. Gunite pool that was built for entertaining. Pavilion for big gatherings. Separate guest-pool house with its own bed and bath. Tornado shelter. Improved drainage. Sprinklers on Wi Fi. Fenced pasture area. Garden beds with automatic watering. Room for bees and ag or timber exemption. Two RV spots with 50 amp, water and septic. Large shop with tall doors, car lift that will stay and tons of storage. The home was thoughtfully set up to run and monitor remotely. Solar is mounted on the shop and tied into battery backup. Propane generator is in place to recharge batteries. Whole house water filtration. Ability

### GENERAL DESCRIPTION

- Subdivision:** Floyd
- Property Type:** Residential - Single Family
- Bedrooms:** 11
- Baths:** 4 Full & 1 Half
- Stories:** 2
- Garage:** 19
- Style:** Traditional
- Year Built:** 2006
- Building Sqft:** 3,712 /
- Lotsize:** 1,850,430
- MLS# / Area:** NTREIS-21112278



Get in touch  
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