



For Sale on Market

\$439,900

Call 7133771022 Today!

1225 R G LOOP, OLNEY, TX 76374 3 BEDS, 2 FULL BATH(S)

This 2024-built country estate offers the perfect blend of modern open-concept living & expansive outdoor freedom. Situated on 9+ acres of perimeter-fenced land just 22 miles from downtown Graham, this property is reachable via a blacktop road leading directly to the front gate. Inside, the home shines with luxury vinyl plank flooring, carpet in bedrooms, designer light fixtures, and a layout designed for entertaining. Picture a massive kitchen island with a breakfast bar featuring unique accent lighting, complemented by gorgeous cabinetry and wood butcher block countertops. Serious hosts will love the butler's pantry that features ample built-in cabinetry for organized storage alongside extensive open shelving specifically designed for easy access to canned goods & an added bonus is the extra deep sink. The dining area features a dedicated coffee & wine bar with a built-in cooler & French doors opening to the backyard. Imagine stepping into a huge, welcoming living room where warmth from the wood burning stove seems to wrap around you the moment you walk in. The ceilings stretch high overhead, giving the space an open, airy feel. The split-bedroom floor plan ensures privacy, with walk-in closets, built-in electric fireplaces & lighted ceiling fans in every room. The oversized laundry room is a functional dream, offering a utility sink, space for a deep freeze, & room for a desk to use as a home office. For guests, a separate cabin with a half-bath provides a private retreat. Outdoor & technical highlights include a 140-foot deep private water well, fiber optic internet is also

GENERAL DESCRIPTION

- Subdivision:** TE & L 60
- Property Type:** Residential - Single Family
- Bedrooms:** 3
- Baths:** 2 Full
- Stories:** 1
- Style:** Modern Farmhouse
- Year Built:** 2024
- Building Sqft:** 2,516 /
- Lotsize:** 402,930
- MLS# / Area:** NTREIS-21189111



Presented By
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Walzel Properties - Spring

7133771022

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Drennan Realty

1225 R G Loop, Olney, TX 76374

Visit <https://www.har.com/NTREIS-21189111> for more information