



For Sale on Market

# \$1,700,000

Call (817) 637-8835 Today!

## GENERAL DESCRIPTION

- Subdivision:** The Hills above Possum Kingdom Lake
- Property Type:** Country Homes/Acreage
- Bedrooms:** 5
- Baths:** 4 Full & 2 Half
- Stories:** 2
- Garage:** 2
- Style:** Craftsman
- Year Built:** 2012
- Building Sqft:** 4,085 /
- Lotsize:** 570,418 / ASSESSOR
- Maintenance Fee:** \$950 / Annually
- MLS# / Area:** NTREIS-21194278

## 1040 ENCHANTED ROCK CT, POSSUM KINGDOM LAKE, TX 76449

### 5 BEDS, 4 FULL & 2 HALF BATH(S)

UPSCALE Mountain Spruce Log Home and matching accessory barn sitting on 13 acres in a tranquil ranchette setting at the well-known Possum Kingdom destination lake. This private, stunning oasis has many notable features: vaulted ceilings with structural trusses, open concept living areas, wrap around porch on all sides of the house, large outdoor covered hot tub, handcarved spruce interior staircase, aspen walls, tongue in groove blue pine ceilings, knotty alder handmade cabinets in kitchen and bathrooms. Flooring in main living areas is travertine stone. The entire perimeter of the 13 acres is fenced with a variety of fencing but mainly pipe and cattleguard to secure animals from getting in or out of the property. Eight solar panels, 35 ft tall wind turbine, metal roofing, 8 inch thick logs and 12 inch spray foam in all parts of the house make this property extremely ENERGY EFFICIENT. Self sufficient features include a 17 KW generator, two water tanks, large chicken coop, and a fenced in garden. 12 acres of this property are currently AG EXEMPT and have 3 separate pastures for rotating fields. Some of the most unique features of the barn include an upstairs apartment with a bedroom, full bath, kitchen, dining, washer and dryer hook-up, plus two animal stalls, and a downstairs living area. Perfect for a caretaker for your horse farm. This lake ranchette currently has boar goats, chickens, and donkeys. The pond sitting area is a serene place for animals to drink and for you to enjoy the sunset while feeding the fish on the metal framed dock with Trex boards. Fire pit by home faces west



Get in touch  
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(817) 637-8835

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Visit <https://www.har.com/NTREIS-21194278> for more information

**Coldwell Banker Realty**  
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