



Under Contract - Option Pending on Market

**\$700,000**

Call 214-883-7585 Today!

## 3400 MESA DR, FLOWER MOUND, TX 75022

3 BEDS, 3 FULL BATH(S)

Rare opportunity to own 2 scenic acres in sought-after Shiloh Ranch Estates in Flower Mound! This charming farmhouse offers the perfect blend of country living with city convenience—just minutes from shopping, dining, and top-rated schools. Minutes to Grapevine Lake as well. Nestled among mature trees, open pasture space, with horses permitted, this property has all sorts of options. A water well services the tank and pasture. The pump is in need of repair. Inside, you'll find a large living area with a wood-burning fireplace and backyard views. Upstairs offers three bedrooms, including an oversized primary suite with a generous bath and private balcony retreat. Major updates include roof, Hardie-board siding, HVAC, water heater, and double oven. Outbuildings include a hay barn, livestock barn with stalls, tack room, storage, and covered RV or boat parking. Scag Zero Turn mower conveys! Home is in the process of being cleared—please look beyond current contents. This home needs TLC and ready for a facelift. It offers incredible potential to make it your own. Being sold as-is.

### GENERAL DESCRIPTION

- Subdivision:** Shiloh Ranch Estates  
**Property Type:** Residential - Single Family  
**Bedrooms:** 3  
**Baths:** 3 Full  
**Stories:** 2  
**Garage:** 2 / Attached  
**Style:** Traditional  
**Year Built:** 1983  
**Building Sqft:** 1,973 /  
**Lotsize:** 87,120 / ASSESSOR  
**MLS# / Area:** NTREIS-21197025



Get in touch  
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Visit <https://www.har.com/NTREIS-21197025> for more information