

For Sale on Market

\$1,850,000


Call 7133771022 Today!

12090 FM 346 W, BULLARD, TX 75757
3 BEDS, 3 FULL BATH(S)

Experience timeless elegance and East Texas charm on 9.301 beautifully maintained acres just minutes from Tyler. A long, scenic drive welcomes you to this classic Southern-style estate, where a circular drive and brick walkway lead to an expansive front porch—perfect for relaxing and enjoying the peaceful beauty that surrounds you. Step inside to a gracious, wide entry hall flanked by formal living and dining rooms, guiding you toward a beautiful staircase and inviting family room beyond. The 3,417 sq. ft. main residence offers a thoughtfully designed layout with 3 spacious bedrooms, including two on the main level, plus a versatile upstairs bonus room ideal as a 3rd bedroom, game room, office, or exercise space. With 3 full baths, multiple living areas, and two dining spaces, this home is perfectly suited for both everyday living and entertaining. Rich wood floors and abundant windows fill the home with natural light and bring the beauty of the outdoors inside. Step outside to discover exceptional outdoor living spaces featuring lush landscaping, flagstone accents, a sparkling pool, and a cozy outdoor fireplace—creating the perfect setting for gatherings or quiet evenings under the stars. A standout feature of this property is the impressive 3,600 sq. ft. barndominium, complete with a welcoming 500 sq. ft. covered front porch. Inside, the 1,800 sq. ft. guest quarters showcase an open-concept living, dining, and kitchen area highlighted by a striking beamed metal ceiling, along with two bedrooms and one bath upstairs. The additional 1,800 sq. ft. barn or garage space

GENERAL DESCRIPTION

- Subdivision:** A0016 D PAGE
- Property Type:** Residential - Single Family
- Bedrooms:** 3
- Baths:** 3 Full
- Stories:** 2
- Garage:** 2 / Attached
- Style:** Barndominium, Traditional
- Year Built:** 2001
- Building Sqft:** 3,417 /
- Lotsize:** 405,152 / APPRAI
- MLS# / Area:** NTREIS-21234663



Presented By
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Walzel Properties - Spring 7133771022