

# \$1,250,000 - 5581 County Road 522 Road, Stephenville

MLS® #3189537

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## \$1,250,000

4 Bedroom, 4.00 Bathroom, 2,887 sqft  
Residential on 51.54 Acres

none, Stephenville, TX

What a fabulous opportunity to own 51 acres that offers the best of Texas living. Blending beautiful tranquil vista views with a timeless and elegant retreat. Your secluded and quiet escape from the city. This iconic 3 bedroom 3 bath home has large picture windows with views from every room. The large living room areas offers a wood burning fireplace and vaulted ceiling constructed with century old wood from a historic local church. This exquisitely designed open concept includes a chef's kitchen with modern appliances. 1 bedroom with full bath, large pantry, laundry room and office completes the downstairs. Upstairs boasts an oversized master bedroom and bathroom suite with breathtaking views. Stroll out on your private balcony to enjoy gently rolling vistas and great views. Outside the deep front porch provides a relaxing place to enjoy this beautiful setting. A screened in porch for your enjoyment as well. A 1 bedroom, 1 bath, kitchen, loft and laundry complete the charming attached guest quarters. A plethora of wildlife roam this property. It's ideal mix of wildlife and their habitat. Wet weather creek, well maintained and secluded and quiet. Endless turnkey opportunities. Within a short distance of Dublin, Stephenville, Hico and Hamilton. 1 1/2 hours from Dallas/Ft. Worth and 2 hours from Austin.



Built in 2003

## Essential Information

ListingFeed	abor_vow
MLS® #	3189537
List Price	\$1,250,000
Sale Price	\$1,200,000
Sale Date	November 9th, 2021
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,887
Acres	51.54
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

## Community Information

Address	5581 County Road 522 Road
Subdivision	none
City	Stephenville
County	Erath
State	TX
Zip Code	76401

## Amenities

Utilities	Above Ground Utilities, Propane, Other
Features	None
Parking	Garage, Private
# of Garages	2
View	Panoramic, Pasture, Trees/Woods
Waterfront	See Remarks

## Interior

Interior	Concrete, Wood
Appliances	Built-In Gas Range, Built-In Oven
Heating	Central, Fireplace(s), Propane, Propane Stove
Cooling	Central Air, Ceiling Fan(s), Separate Meters, Zoned
Fireplace	Yes
# of Fireplaces	1

Fireplaces Wood Burning

# of Stories 2

Stories Two

### **Exterior**

Exterior Features Balcony, Garden, Private Entrance

Lot Description Agricultural, Gentle Sloping, Native Plants, Private, Rolling Slope

Windows Double Pane Windows

Roof Metal

Construction Stone, Wood Siding

Foundation Slab

### **School Information**

District Dublin Isd

Elementary Other

Middle Other

High Other