

\$1,150,000 - 16574 Indian Ridge Drive, Bullard

MLS® #6908374

\$1,150,000

3 Bedroom, 4.00 Bathroom, 3,442 sqft
Residential on 0.50 Acres

Cumberland Ridge, Bullard, TX

The wait was worth it for this beautiful custom home in Cumberland Ridge with exceptional open water views of Lake Palestine!! Thoughtfully built by current owner with a vision for full time lake living & open concept floor plan for easy enjoyment of family & friends. This 3442 sq. ft. home has 3 bedrooms plus office (could be easily converted to 4th bedroom) & 3.5 baths. Large living area with stone fireplace, flanked by custom built-in cabinetry, dining area, & kitchen with breakfast area, all overlooking the beautiful back yard & lake. Kitchen is complete with island & bar, double ovens, warming drawer, & built-in desk. Utility room with space for extra refrigerator & built-in cabinetry, provides additional access to yard. Office has built-in cabinetry, desk, & wainscoting, with guest bathroom access. The relaxing Master Suite enjoys tree shaded views of Lake Palestine & access to the covered patio lakeside, with room for a hot tub! Master bath has double sinks, separate tub, walk-in shower & walk-in closet plus cedar closet. On upper level of home you will find an add'l living area plus two guest bedrooms & full bath. Lovely outdoor areas greet you as you exit the living & kitchen. A screened-in porch off the kitchen & breakfast area provides the perfect space for morning coffee. A tree shaded covered porch is accessible from the living area & the screened porch, with elevated lake views, including breathtaking sunsets. There is space for multi-level deck & pool in the back yard



overlooking the lake! An open patio midway to boathouse invites you to sit among the mature shade trees & enjoy the incredible beauty of your surroundings. The boathouse has two stalls with electric lifts, currently being used for jet ski storage. Covered & open deck plus refreshment area w/ roll up window completes the boathouse on about 13' of deep water; designed for days spent lakeside on this 26,000 acre hidden treasure, in the hills & trees of East Texas!

Built in 2001

Essential Information

ListingFeed	abor_vow
MLS® #	6908374
List Price	\$1,150,000
Sale Price	\$1,150,000
Sale Date	September 19th, 2022
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,442
Acres	0.50
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	16574 Indian Ridge Drive
Subdivision	Cumberland Ridge
City	Bullard
County	Smith
State	TX
Zip Code	75757

Amenities

Utilities	Above Ground Utilities, Cable Available, Cable Connected, Electricity Connected, Natural Gas Not Available, High Speed Internet Available, Water Connected
Features	Common Grounds/Area, Fishing, Internet Access, Lake, Playground, Park, Street Lights
Parking	Attached, Concrete, Door-Single, Garage
# of Garages	2
Garages	Garage Door Opener
View	Lake
Is Waterfront	Yes
Waterfront	Waterfront, Boat Ramp/Lift Access, Lake Front

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Electric Oven, Built-In Refrigerator, Cooktop, Double Oven, Dishwasher, Electric Cooktop, Electric Water Heater, Disposal, Microwave, Plumbed For Ice Maker, Stainless Steel Appliance(s), Ice Maker, Trash Compactor, Warming Drawer
Heating	Central, Electric, Fireplace(s), Zoned
Cooling	Central Air, Ceiling Fan(s), Electric, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Stone, Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Dock, Exterior Steps, Rain Gutters, See Remarks, Boat Lift
Lot Description	Back Yard, Front Yard, Sprinklers In Rear, Sprinklers In Front, Landscaped, Sprinklers Automatic, See Remarks, Steep Slope
Windows	Blinds, Double Pane Windows
Roof	Composition
Construction	Brick Veneer, Stone
Foundation	Combination

School Information

District	Bullard Isd
Elementary	Outside School District
Middle	Outside School District
High	Outside School District