

\$1,675,000 - 4520 W Fm 696, Lexington

MLS® #7855143

\$1,675,000

5 Bedroom, 4.00 Bathroom, 4,954 sqft
Residential on 57.25 Acres

NA, Lexington, TX

This 58 acre estate of sandy soil in Lee County is a dream come true for any animal lover or outdoor enthusiast. The property features 5 stocked ponds, making it a serene spot to fish and ponder. At the heart of this estate is an updated 3154 sq ft home with 3 bedrooms and 1 bath upstairs, a primary bedroom and updated bath downstairs, as well as a half bath. The kitchen has been remodeled with stainless appliances, granite counters, painted cabinets and an on-demand hot water tap. Attached guest quarters offer a private 1 bedroom and bath with kitchenette, the perfect multi-gen set up for someone who wants to live on their own.

The guest house and kennels are located in a 40' x 120' building centrally located on the grounds. The 1800 square foot guest home with 2 bedrooms, 1 bath, and kitchen with stainless appliances is ideal for hosting guests or staff members. The 30 indoor dog kennels are 5' x 25' and offer 5' x 10' inside with a 5' x 15' outside run as well as common airing yards. The dog kennel has an office, a sitting area to greet clients, wash station, laundry room and full bath. The kennel could convert to a horse barn with a few modifications.

The 40' x 80' red barn serves as a 40' x 40' training area, open storage space, and a 12' x 24' room. The red barn could be a drive-thru barn or a car remodeler's dream garage with a few changes.

Further enhancing the estate, there is a 12' x 20' storage building, 4 horse stalls that need



some TLC, 3 RV hook-ups, a massive garden ready for planting and nurturing, as well as numerous fruit trees.

Don't miss out on this unique opportunity to own a stunning property currently operating as a dog kennel with potential to operate horses, a farm, remodeler's garage or just about anything your buyer can imagine. Just a short drive to Taylor, Giddings, Bastrop and about an hour from Austin - centrally located but far enough out where the stars shine bright and the sounds of nature fill the air.

Built in 1997

Essential Information

ListingFeed	abor_vow
MLS® #	7855143
List Price	\$1,675,000
Sale Price	\$1,525,000
Sale Date	April 1st, 2024
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,954
Acres	57.25
Year Built	1997
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	4520 W Fm 696
Subdivision	NA
City	Lexington
County	Lee
State	TX
Zip Code	78947

Amenities

Utilities	Electricity Connected, Propane, Sewer Connected, Water Connected
Features	None
Parking	Additional Parking, Converted Garage, Driveway, RV Access/Parking
View	Pond, Rural, Trees/Woods, Water
Waterfront	Pond

Interior

Interior	Concrete, Tile, Wood
Appliances	Dishwasher, Exhaust Fan, Free-Standing Electric Range, Gas Range, Gas Water Heater, Tankless Water Heater
Heating	Central, Electric
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	Dog Run, Garden, Kennel, RV Hookup
Lot Description	Garden, Gentle Sloping, Many Trees, Trees Large Size, Views
Windows	Blinds
Roof	Metal
Construction	HardiPlank Type
Foundation	Slab

School Information

District	Lexington ISD
Elementary	Lexington
Middle	Lexington
High	Lexington