



Exclusively Marketed by  
*Melanie Armstrong*

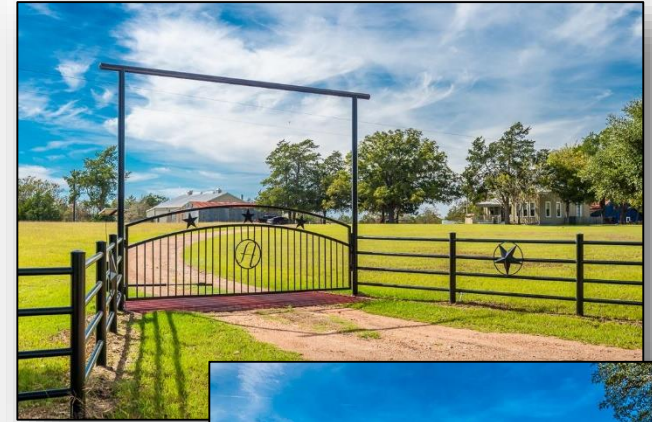


*Mel Garrett*

*Absolutely Stunning Property in Fayette County*



*609 Lakeview Rd  
Fayetteville, Texas  
\$1,250,000*





A beautiful Inside Virtual Tour of Buildings is available at:

[www.youtube.com/watch?v=nCjCB2c2rhU&feature=youtu.be](http://www.youtube.com/watch?v=nCjCB2c2rhU&feature=youtu.be)

An Outstanding Overview of the Property in a Drone Flyover Video

[www.youtube.com/watch?v=X3TT-HERD2A&feature=youtu.be](http://www.youtube.com/watch?v=X3TT-HERD2A&feature=youtu.be)[www.HAR.com](http://www.HAR.com)

HAR MLS Number: 68522741 TXLS Number: 92455



Google Aerial of Property showing the bordering location of Lake Fayette



Acreage: 88.59 Acres

Utilities: Public Water, Well, Septic

Frontage: Paved Road, County Road

Improvements: Barns, Pens, Horse

Stalls, Guest House, Bardominimum

Water Features: 5 Ponds Stocked

Terrain: Partially Wooded, Rolling,

Sandy Soil, Improved Pasture



## *The Main House*



2008 SQ FT, 2-story, pier and beam, 3 bedroom, 2 bathroom, all electric, HVAC, rural water, septic system

Original bones/structure of the home dates back to early 1900.

Home was completely gutted, and remodeled in 2003.

Covered front porch, and large, wooden patio deck in back.

The original hardwood flooring, original blown windows and original ceiling slats were saved from the 1900's structure and remain in the remodeled home.

Quaint, country kitchen complete with granite countertops and stainless steel appliances, under-cabinet lighting, and a double sink give you an updated feel to this adorable, farm house.

Kitchen (15 x 13), Living Room (17 x 15), Entry (10 x 15).

The master suite (15 x 15) is downstairs with a walk-in shower.

Upstairs, you will find another private bedroom (14 x 15), and a big, open loft (23 x 26) complete with room for 1 king size bed, and 3 single beds.

Another full bathroom (bathtub/shower combo), storage closet, and reading nook.

Home has a tankless hot water heater and stackable washer and dryer.



## *Guest House / Bunk House*



1,772 SQ FT, Built in 2008, 2-story, slab foundation, 4 bedroom, 2 bathroom, HVAC, all electric, rural water, separate septic system

Covered front and back porches with slate tiled flooring.

Beautiful cedar accented door frames, window frames, doors, staircase, bar-top, built-in wardrobes in all rooms.

The CEDAR WAS CUT AND MILLED FROM THIS RANCH.

Absolutely, stunning craftsmanship on this house. MUST SEE!

Downstairs holds 2 bedrooms (both 12 x 12), 2 bathrooms, dining/family room (19 x 20) and kitchenette.

Stained concrete floors in main areas, with carpet in all bedrooms complete with the cedar, built-in wardrobes.

Both bathrooms have slate tiled walk-in showers.

Double pane, insulated windows, and ceiling fans thruout house.

Upstairs, you will find 2 separate bedrooms and a loft.

Upstairs bedrooms (12 x 12) and (12 x 18) and the loft hold 2 single beds for extra sleeping!



## *Yep, It's a Party Barn!*



This was an old barn that was original to the property-- probably dates back to early 1900s.

Barn was refurbished in 2008, added all new support beams, brick flooring, a bathroom, wet bar, and entertainment stage. This barn has been utilized by some of the greatest Texas Country artists/singers/songwriters to play for entertainment, dances, and good times. Ultimate entertainment headquarters here!



Surrounding the houses and party barn lies approx. 3800 SQ FT of brick paver complete with shade trees, sidewalks, and lighting that all surrounding a rock, fire-pit, then...



## *Country Dancin'*

The ultimate 20-person hot tub/spa/swimming pool! This spa is powered by propane to heat, and comes with numerous jets that will give you the ultimate relaxation!



## *Metal Barn / Barndaminiun*



### METAL BARN/BARNDAMINIUN

40 x 40 with concrete slab, water and electric

Built in 2010-2011, this barn has 3 rollup doors (2 @ 12 x 12 and 1 @ 16 x 12)

This makes a great shop for building, repairing, or storing toys and equipment.

Complete with a separate AC tack room/storage room with an access door to the outside paddock.

### APARTMENT

This barn also entails a 1 bedroom, 1 1/2 bathroom apartment (2-story)

1/2 bath can be accessed from the main barn area

Adorable apartment with living area (15 x 22) and kitchen (6 x 13) downstairs complete with pecan accented wood, and solid, pecan bar-top in kitchen.

Kitchen has granite countertops, all electric, stainless steel appliances, double sink, and beautiful cabinetry.

The living area is complete with laminate, wood flooring.

Upstairs, you will find the bedroom (14 x 15) with full bathroom and large walk-in closet.

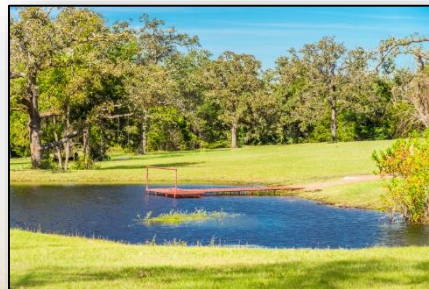




## *The Arena*



There is a pipe arena that can be used for cutting, roping, numerous rodeo events, etc. Very, sandy soil in arena, but does have the roping chute/boxes, and return alley. There is a small, set of cattle working pens at the other end of the arena.



## *The Ponds*

Of the 5 ponds on the place, one is a great bass fishing pond, one is a great catfish pond, and 1 is a seasonal pond that is tucked away in the woods-- great for duck hunting!

There is an elite, 6-thrower, clay shooting range on the property that could convey with the sale at an additional price. Hunting blinds will stay with the property.





*This is an Accompanied Showing with a  
24 Hour Notice Please.*

About Melanie:

Growing up on a working cattle ranch, outside the small town of Dime Box, Texas, Melanie has always loved the land and appreciated the country atmosphere. Her passion for horses grew throughout her life as she has traveled across the world gaining knowledge and experience in several different Equine programs. After graduating Texas A&M University with a degree in Animal Science, Melanie immediately got her real estate license and has pursued a career in selling farm and ranch land, raw acreage, and residential properties for both buyers and sellers. She is determined to help you buy or sell your property with the marketing and expertise that she, and Texas Select Properties provide.

[www.texasselectproperties.com](http://www.texasselectproperties.com)



*Melanie Armstrong*, GRI, SRS

979-224-4501

Melanie@melaniearmstrong.net