



# 441 CO RD 437

Stephenville, TX 76401

List Price: \$1,380,000



**CLARK**  
REAL ESTATE GROUP

Lani Rust  
clark real estate group  
817-454-6676  
lani@clarkreg.com  
www.clarkreg.com

Check out the location on this one!! Great 14 acre horse property on a paved road just on the edge of Stephenville. Feel right at home when you walk into this beautifully remodeled, split-level house. The owners didn't miss any detail when updating this home. With 4 bedrooms and 3 bathrooms this house has a comfortable and modern feel with plenty of room for everyone. There is a large living room with wood-burning fireplace, large dining area and an office for those that work from home. Downstairs you will find the guest room with full bath and separate entrance. A separate building provides a workout gym with extra storage. Enjoy evenings in the cozy sunroom or outside on the patio area. There is a 4 stall barn with tack room, an arena, and round pen. The cross-fenced pastures offer improved coastal that the owners cut hay off each year and leave you plenty of room to expand your horse operation. And let's not forget the solar panels and backup batteries for emergencies!



See more information at [waynestratton.com/1443710](http://waynestratton.com/1443710) All information deemed reliable but not guaranteed.





## 441 Co Rd 437, Stephenville, TX 76401

### Property Features

- Ag-Exempt 14 acres
- Paved Road Close to Town
- Minutes away from Hwy 377 Arena
- Cross Fenced Pastures with 2x4 Mesh Fence
- Coastal Pasture (Approx. 40 Round Bales/Cut)
- Paved Driveway with Gated Entrance
- 4-Stall MD Barn with Tack Room and Feed Area
- 150x200 Arena
- Completely remodeled 4 bed, 3.5 bath
- Solar Panel Wall with Back up Tesla Batteries
- 16x32 Above-ground pool
- Workout Room with Storage



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# 441 County Road 437, Stephenville, Texas

## Exterior Updates and Improvements

2014

- All new windows throughout house – Double hung, low E argon
- New front door and screen door
- All new exterior light fixtures

2015

- Timberline composite shingles with ridge vents and two temperature control attic vents

2018

- New Carrier HVAC unit
- GLP Foundation Repair – lift house to level
- New gravel entire front entry driveway

2020

- Sun Room- new Smart Lap siding w/ Tyvek insulation and new paint
- Back of 'Office'- new Smart Lap siding w/ Tyvek insulation and new paint
- Entire exterior of Main House and Office – Sherwin Williams Super / Masonry paint and caulking on brick and all soffits and fascia
- 64 Solar Panel Wall
- 2 Tesla backup batteries on house
- Vivint whole home security system; exterior cameras at every entrance, window sensors throughout and glass break sensors (home and office/gym)
- 16x32 above ground pool with saltwater system and full deck
- Corrugated steel added to underside of back patio cover

2024

- Automatic front entrance gates and paint pipe fence
- Arena and round pen leveling with added ground brought in

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