

453 Tower Road, Valley View, Texas 76272

MLS#: 20749720 **N** Active
Property Type: Residential

[453 Tower Road Valley View, TX 76272-5623](#)
SubType: Farm/Ranch

LP: \$5,995,000



SqFt: 3,558/Builder
Yr Built: 2014/Assessor/Preowned
Lot Dimen:
Subdivide?: No
HOA: None

Also For Lease: N
Subdivision: Ccsl
County: Cooke
Country: United States
Parcel ID: [3175](#)
Parcel ID 2: 87569,146830
Lot: **Block:** 41
Legal: CCSL 0205 BLOCK 41 ACRES 121.61 DEATH DEED FI
Unexmpt Tx: \$11,800
Lst \$/SqFt: \$1,684.94
Lake Name:
Lse MLS#:
Plan Dvlpm:
MultiPrcl: Yes **MUD Dst:** No
PID:No

Beds: 4 **Tot Bth:** 3 **Liv Area:** 1
Fireplc: 1 **Full Bath:** 3 **Din Area:** 2 **Pool:** No
Half Bath: 0 **Adult Community:**
Smart Home App/Pwd: No

Hdcp Am: No **Garage:** Yes/3
Horses?: Yes **Attch Gar:** Yes
Attached: No **# Carport:** 0
Acres: 158.420 **Cov Prk:** 3
HOA Dues:

School Information

School Dist: Valley View ISD
Elementary: Valleyview
Primary:
Middle:
Jr High: Valleyview
High: Valleyview
Sr High:

Rooms

Room	Dimen / Lvl	Features	Room	Dimen / Lvl	Features
Living Room	21 x 17 / 1	Ceiling Fan(s), Fireplace	Kitchen	18 x 17 / 1	Breakfast Bar, Built-in Cabinets, Granite/Granite Type Countertop, Kitchen Island, Second Sink, Walk-in Pantry, Water Line to Refrigerator
Dining Room	17 x 15 / 1	Built-in Cabinets	Breakfast Rm	14 x 14 / 1	Built-in Cabinets, Ceiling Fan(s)
Office	16 x 15 / 1	Built-in Cabinets, Built-In Desk, Ceiling Fan(s)	Bedroom-Primary	17 x 15 / 1	Ceiling Fan(s), Dual Sinks, Ensuite Bath, Garden Tub, Separate Shower, Walk-in Closet(s)
Bedroom	14 x 12 / 1	Ceiling Fan(s), Ensuite Bath, Split Bedrooms, Walk-in Closet(s)	Bedroom	13 x 11 / 1	Ceiling Fan(s), Walk-in Closet(s)
Bedroom	13 x 11 / 1	Ceiling Fan(s), Walk-in Closet(s)	Utility Room	13 x 9 / 1	Built-in Cabinets, Room for Freezer, Separate Utility Room, Sink in Utility

General Information

Housing Type: Single Detached
Style of House:
Lot Size/Acres: Over 100 Acres
Soil: Sandy Loam
Heating: Central, Fireplace(s), Zoned
Roof: Metal
Windows: Plantation Shutters, Window Coverings
Construction: Brick, Rock/Stone
Road Surface: Asphalt
Crops/Grasses:
Foundation: Slab, Other
Basement: No
Possession: Other
Fireplace Type: Blower Fan, Circulating, Insert, Living Room, Sealed Combustion, Stone, Wood Burning
Flooring: Carpet, Tile
Levels: 1
Type of Fence: Barbed Wire, Cross Fenced, Fenced, Perimeter, Pipe
Cooling: Ceiling Fan(s), Central Air, Zoned
Accessible Ft:
Cmplx Appv For:
Patio/Porch: Front Porch
Road Frontage: County Road
Vegetation: Grassed
Special Notes:
Listing Terms: Cash, Conventional, Federal Land Bank

Features

Appliances: Dishwasher, Disposal, Electric Cooktop, Electric Oven, Electric Water Heater, Oven-Convection, Oven-Double
Laundry Feat: Dryer - Electric Hookup, In Utility Room, W/D - Full Size W/D Area, Washer Hookup
Interior Feat: Built-in Features, Cathedral Ceiling(s), Cedar Closet(s), Granite Counters, High Speed Internet Available, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Exterior Feat: Covered Patio/Porch
Park/Garage: Garage, Garage Door Opener, Garage Faces Side

Street/Utilities: Asphalt, Co-op Water, Individual Water Meter, Outside City Limits, Septic, Unincorporated, No City Services
Lot Description: Acreage, Few Trees, Native - Oak, Pasture, Tank/ Pond, Varied, Water/Lake View
Proposed Use: Cattle, Equine, Exotics, Grazing, Horses, Livestock, Pasture, Recreational, Residential, Single Family
Present Use: Cattle, Grazing, Residential, Single Family
Other Structures: Barn(s), Outbuilding, RV/Boat Storage, Storage
Restrictions: No Known Restriction(s)
Easements: Utilities
Miscellaneous: Corrals, Fenced for Cattle
Dock Permitted:

Lake Pump: No

Farm & Ranch Information

# Residences: 1	Pasture Acres:	Crop Retire Prog:		
# Tank/Pond: 8	Cultivate Acres:	Aerial Photo Avl: Yes	Road Frontage:	
# Barns: 2	Bottom Lnd Acres:	AG Exemption: Yes	Wells: 0	
# Lakes: 0	Irrigated Acres:	Land Leased: No		

Remarks

Property Description: Take a closer look at this hard-to-find opportunity with this expansive 158-acre property near Lake Ray Roberts in southern Cooke County. Large tracts of land with this much character and potential that are convenient to the Metroplex are increasingly rare. The property includes a custom-built home and a 5000sf outbuilding. Its diverse landscape features scattered trees, multiple fenced pastures, sandy loam soil, & good coastal grass. With 7 stock ponds and a picturesque 2.5-acre lake, this scenic property offers endless possibilities for a wide range of uses. The centerpiece of the single-story home is a great room showcasing a 20ft cathedral ceiling & a floor-to-ceiling stone fireplace. The property offers endless possibilities with approx 1,400ft of frontage along Tower Road and a western boundary that adjoins The Ranch, an upscale development of custom homes on acreage. There are no deed restrictions, and the property benefits from Mountain Springs Water and access to Nortex fiber.

Public Driving Directions: Fm922 - Take Tower Rd north. Tower Road loops around with two accesses to Fm922. Take the access on the west side, which will take you straight to this property.

Agent/Office Information

Lst Ofc: KELLER WILLIAMS REALTY

Lst Agt: [DUTCH WIEMEYER](#)

Prepared By: DUTCH WIEMEYER KELLER WILLIAMS REALTY on 10/14/2024 12:57