

# 4204 OLD HWY 6

VAN ALSTYNE, TX 75495

**\$515,000** | 4 BEDS | 3.1 BATHROOMS | 4 CAR PARKING | 3201 SQUARE FEET



View Online: <http://www.viewlisting.info/59084>  
For Instant Photos: Text 888002 To 415-877-1411

Experience a country lifestyle while close to city amenities. 3,000 sq ft workshop with electric you could have your own business or hobby close by. Saltwater pool to lounge by surrounded by 4.1 acres. NO HOA a big plus. Van Alstyne ISD is a desirable school district.

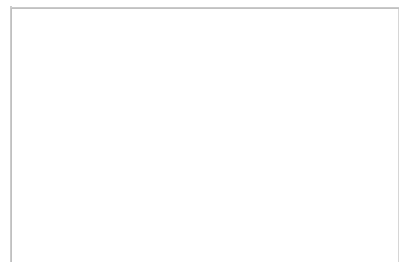
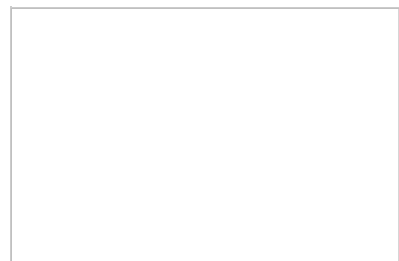
Home has a large living with open kitchen concept. Separate dining area would also make a great library or study.

A home that one must see in person to really appreciate.

Note in the back acreage there is a professional motorcycle track. A bit grown over. The acreage would be great for horses, some cattle. So bring your horsepowered vehicles or 4 legged animals! Chickens too if you would like.

Call 214-799-9139 for your exclusive showing.

- Pool
- Workshop, 3000 SF with electric
- 4.1 acres
- NO HOA
- two fireplaces
- Large patios front and back
- Hardwood Floors, old style
- Professionally designed Motocross Track



## AGENT INFORMATION



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**Fathom Realty**

## ABOUT JC YOUNG REAL ESTATE

Serving our *real estate families* since 2010.  
Innovative -- Out of the Box Thinking --Aggressive Marketing

JC Young and her boys live in Van Alstyne on 1.5 acres which they call the Triple J Ranchette. Other members of the team live in Anna, Melissa, Sherman and Plano. We know the North Texas Real Estate Terrain. We live here!

Info deemed reliable, but not guaranteed.