

# 14760 COUNTY ROAD 489

NEVADA, TX 75173

\$289,900 | 4 BEDS | 2.5 BATHROOMS | 2 CAR PARKING | 2654 SQUARE FEET



View Online: <http://www.viewlisting.info/16230>  
For Instant Photos: Text 209489 To 415-877-1411

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Bring yours horses, your boat, your family and friends and get ready for some Summer Fun!

This beautiful horse property, close to Lake Lavon, has so much to offer including a SAFE ROOM. Open floorplan with split bedrooms rich wood laminate flooring in living room, dining room and hall, ceramic tile in wet areas, brick fireplace with electric blower, study with french doors plus, 3 sets of french doors leading to 3 patios. Both full bathrooms have jetted spa tubs and the powder room has been very nicely updated. The eat-in kitchen has 2 pantrys a built-in icemaker and winerack, a smooth top range and double ovens. The extra large utility/mud room with 2 closets, built-in cabinets and sink offers lots more storage.. Everywhere you look there are very nice custom features such as tray and coved ceilings, crown mollding and recessed lights. The backyard playset will entertain the children while the 24ft dia. pool is large enough for family and friends.

The 36 x 40 steel building is currently used for stables and horse trailer parking but could easily be converted to workshop/garage with room for all your toys. Plus, the oversized 2 car garage will keep your vehicles safe.

Lake Lavons' Little Ridge Park, with public boatramp and picnic areas, is only 2 minutes away for your fishing and boating pleasure.

- 6 Acres
- Horse Property
- 36 x 40ft Stables/Steel Building
- Close to Lake
- 24ft Dia. Above Ground Pool
- 3 Covered Patios
- 2 Hot Water Heaters
- 5ft No-climb Fence



## AGENT INFORMATION

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**Fathom Realty**

## ABOUT BARBARA PETERS

A British Native, Barbara settled in Dallas in 1984 and has seen the area grow exponentially since then. Says Barbara "I really love the Dallas Fort Worth Real Estate Market. It has so much to offer everyone - wonderful planned communities, luxury homes, affordable homes, country homes within commuting distance, and numerous commercial properties catering to all sizes of business."



Disclaimer: All information deemed reliable but not guaranteed.