

\$3,700,000 - 1990 Jim Harry Loop, Sunset

MLS® #20987383

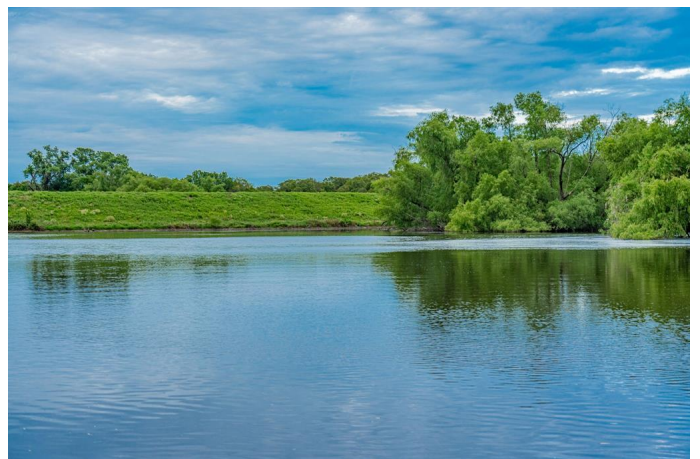
\$3,700,000

5 Bedroom, 5.10 Bathroom, 7,712 sqft

Residential on 35.33 Acres

M Shied Surv A-691, Sunset, TX

Looking for a private slice of paradise? Experience unparalleled luxury and versatility at this gated, one of a kind 35 acre ranch backing to a serene 6 acre lake where you can escape the city to unwind or entertain on a grand scale. Here you will step into a world where rustic charm meets modern sophistication, and there is something for everyone. Whether you like to hunt, fish, shoot skeet or target practice, ride horses or ATV's, you can enjoy the great outdoors in style. The crown jewel of this estate is the expansive approx 6,300 sq ft main residence, a masterpiece of craftsmanship and design. Featuring 3 spacious bedrooms, easily convertible to 5, the primary suite is 1250 sqft, the home is adorned with unique touches such as rustic tin ceilings, industrial Harley Davidson lighting, and 100+ year-old reclaimed wood, blending timeless elegance with rugged allure. Gather together in the 1500 sf main living area, a huge dining and double island epicurean kitchen for holidays and reunions. The stage is already set for culinary creations with top-of-the-line Viking appliances. Adjacent to the main house, approx 1,400 sqft guest house perfect for visitors or extended family. These two homes share an oversized outdoor commercial cooking and dining area. This estate also boasts an impressive 10,500 sqft of shop space under a class 4 commercial roof, perfect for car enthusiasts, artisans, or entrepreneurs. With 7 stalls, RV and boat storage, 2 wells,



and state-of-the-art 74 solar panels, the property is as functional as it is beautiful. This property isn't just a home; it's an opportunity designed to inspire and impress with rare combination of natural beauty and architectural excellence. With its vast acreage, several hunting blinds, numerous amenities, itâ€™s ideal for a family retreat, a working ranch, or an income-generating venue. Here, the possibilities are as endless as the stunning sunsets.

Built in 2020

Essential Information

MLS® #	20987383
Price	\$3,700,000
Bedrooms	5
Bathrooms	5.10
Full Baths	5
Half Baths	1
Square Footage	7,712
Acres	35.33
Year Built	2020
Type	Residential
Sub-Type	Farm
Style	Other, Barndominium
Status	Active

Community Information

Address	1990 Jim Harry Loop
Subdivision	M Shied Surv A-691
City	Sunset
County	Montague
State	TX
Zip Code	76270-6712

Amenities

Utilities	All Weather Road, Cable Available, Electricity Available, Electricity Connected, Gravel/Rock, Outside City Limits, Overhead Utilities, Private
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	Sewer, Private Water, Co-op Electric, Phone Available, Propane, Septic, Sewer Not Available, Well
Features	Fishing, Lake, Boat Ramp, Campground, Horse Facilities, Perimeter Fencing, RV Parking, Stable(s)
# of Garages	6
Garages	Additional Parking, Common, Covered, Detached Carport, Garage, Garage Door Opener, Garage Faces Rear, Garage Faces Side, 2-Car Single Doors, Lighted, Oversized, RV Access/Parking, Workshop in Garage, Attached Carport, Carport, Deck, Electric Gate, Golf Cart Garage, Gravel, Guest, Parking Lot, RV Garage, Storage
Is Waterfront	Yes
Waterfront	Dock – Uncovered, Lake Front - Common Area

Interior

Interior Features	Built-in Features, Cable TV Available, Chandelier, Decorative Lighting, Double Vanity, Eat-in Kitchen, Flat Screen Wiring, Granite Counters, High Speed Internet Available, Kitchen Island, Loft, Open Floorplan, Pantry, Smart Home System, Sound System Wiring, Vaulted Ceiling(s), Walk-In Closet(s), Dry Bar, Natural Woodwork, Wired for Data
Appliances	Home Theater, DC Well Pump, Livestock Equipment
Heating	Central, Electric, Zoned, Active Solar, ENERGY STAR Qualified Equipment, Fireplace Insert, Passive Solar, Propane, Solar
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Decorative, Family Room, Electric, Fire Pit, Insert, Master Bedroom

Exterior

Exterior Features	Covered Porch(es), Rain Gutters, Lighting, Outdoor Living Center, Private Entrance, RV/Boat Parking, Stable/Barn, Storage, Awning(s), Barbecue, Dock, Electric Grill, Fire Pit, Gas Grill, Outdoor Grill, Outdoor Kitchen
Lot Description	Acreage, Agricultural, Level, Lrg. Backyard Grass, Pasture, Tank/ Pond, Many Trees, Oak, Rolling Slope, Water/Lake View
Roof	Metal, Other
Construction	Metal Siding
Foundation	Slab

School Information

District	Bowie ISD
Elementary	Bowie
High	Bowie

Listing Details

Listing Agent	Lori West
Listing Office	Compass RE Texas, LLC

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