

\$5,500,000 - 1147 Farm To Market 346 N, Bullard

MLS® #21091803

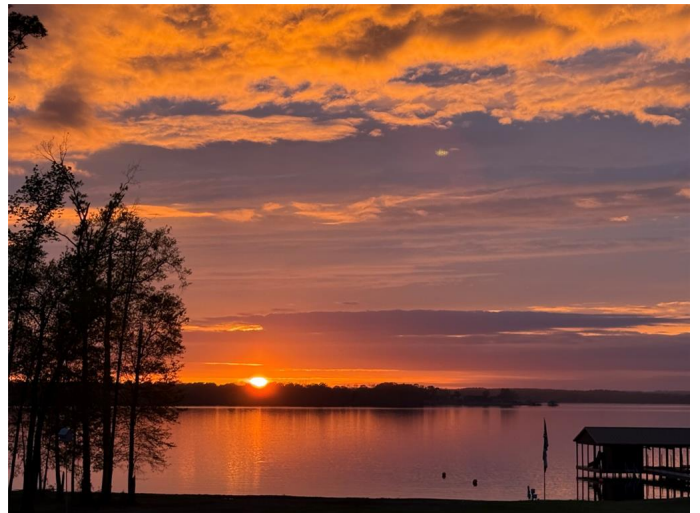
\$5,500,000

4 Bedroom, 3.00 Bathroom, 3,715 sqft

Residential on 72.00 Acres

None, Bullard, TX

It is my pleasure to present this unparalleled, sprawling Lake Palestine legacy estate. Incredibly rare, this 72 acre waterfront property has over 1250 feet of Lake frontage, all within the Bullard ISD boundaries. For the discerning few who demand life uncompromised, this is a once-in-a-lifetime opportunity to enjoy the convergence of absolute privacy and prime convenience, on Lake Palestine. The 3715 sf custom residence was built in 2019 and includes 4 bedrooms, 3 bathrooms, an office, formal dining and game room. Coffered and vaulted ceilings, abundance of natural light, professional-grade appliances and bespoke craftsmanship are just a few of the highlights found throughout. The chlorine pool and hot tub were added in 2024. The pool includes a grotto, diving board and slide along with a chiller for those hot days. The boathouse was built in 2023 with 100%Trex decking. Included are 2 boat slips, with 5K lb and 10K lb lift motors. There is a secured storage room, automatic mosquito and bird repellent system, slide and ladder and LED lighting. Even the utility side of the property is first-class. Over 10,000 sf of insulated and HVAC equipped shops cater to your collection of Ferrari's or John Deere's. Or choose pickleball or carpentry or rock climbing; there is climate controlled space for all of it. Remote driven shades and BigAss Fans cool the covered patios as you BBQ and enjoy the sunset. This is a generational asset, based on the enduring value of vast, private, waterfront acreage in a



sought-after location. The sheer volume of high-quality improvements, all recently completed, ensures that the new owner can simply turn the key and begin a life of unrivaled luxury and complete seclusion. Not to be repeated or replicated, your memories start here. Qualified buyers are invited to schedule a private viewing to fully appreciate the scope and exclusivity of this extraordinary Lake Palestine estate

Built in 2019

Essential Information

MLS® #	21091803
Price	\$5,500,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,715
Acres	72.00
Year Built	2019
Type	Residential
Sub-Type	Farm
Style	Traditional
Status	Active

Community Information

Address	1147 Farm To Market 346 N
Subdivision	None
City	Bullard
County	Cherokee
State	TX
Zip Code	75757

Amenities

Utilities	Aerobic Septic, Electricity Connected
# of Garages	2
Garages	Driveway, Garage, Garage Door Opener, Garage Faces Side, Golf Cart Garage, RV Access/Parking, Workshop in Garage

Is Waterfront	Yes
Waterfront	Dock " Covered, Dock " Uncovered, Lake Front, Personal Watercraft Lift
Has Pool	Yes
Pool	Heated, In Ground, Pool Sweep, Separate Spa/Hot Tub, Water Feature, Other

Interior

Interior Features	Central Vacuum, Eat-in Kitchen, Granite Counters, Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Heating	Central, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Stone, Wood Burning

Exterior

Exterior Features	Boat Slip, Covered Porch(es), Dock, Rain Gutters, Mosquito Mist System, RV/Boat Parking, Storage, Other
Lot Description	Acreage, Irregular Lot, Pasture, Waterfront
Roof	Composition
Construction	Brick, Rock/Stone
Foundation	Slab

School Information

District	Bullard ISD
Elementary	Bullard
Middle	Bullard
High	Bullard

Listing Details

Listing Agent	Donald Stanley
Listing Office	Ebby Halliday Realtors

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