

\$1,475,000 - 548 Franklin Ln, Yancey

MLS® #1703240

\$1,475,000

4 Bedroom, 4.00 Bathroom, 3,400 sqft

Farm Ranch on 40.00 Acres

N/A, Yancey, TX

Property is completely manicured providing for easy maintenance with approximately 10% in native brush and 90% in improved pasture with a scattering of oak motts. The perimeter is high fenced with standard height cross fencing for grazing rotation. A small portion of the northeast corner appears to lie within the 500-year flood zone. Upon entry off a paved county road and through an electric gate entrance you will see at the front of the property, a very nice pipe arena, a small earthen tank, a 40' x 40' metal drive-thru barn on a concrete slab with 3 horse-stalls on one side and a tack room, hay storage and dog kennels on the other side as well as two larger pens with cover. Traveling up towards the center of the property is the headquarters area. The improvements here include: Home: A gorgeous, custom 2-story home consisting of 4 bedrooms and 4 baths with approximately 3,400 sq. ft. sits on the highest point at the center of the property and provides some beautiful views. The exterior is metal with rock and stucco accents and boasts approximately 3,000 sq. ft. of covered porches surrounding the home. A beautifully manicured back yard has carpet grass, native plants, Oak trees and BBQ area. Inside you will find an immaculately designed home with a 20' ceiling in the great room and custom wood accents throughout. Downstairs is approximately 2,600 sq. ft. with porcelain tile and stained concrete flooring. The master bedroom and en-suite luxurious bath are situated on one side with



the office, open concept kitchen, dining and living room in the center and two bedrooms and two full baths are located on the opposite side down a short hallway. A large utility/mud room near the secondary entrance has built-in cabinets for storage, washer and dryer, a sink, and room for an extra refrigerator or freezer. The spacious open kitchen consists of custom wood cabinets, a walk-in pantry, Silestone countertops, and a split-level island with large gas stove and bar seating overlooking the dining and living areas. Just outside the sliding glass doors in the dining room is an easily accessible outdoor kitchen perfect for entertaining! Upstairs is approximately 800 sq. ft., has carpeting and consists of a loft, a large bedroom and full bath. All bathrooms have granite counter tops. A custom feature off the loft is a walkway that leads to the large attic for easy access! Shop/Bunkhouse: Attached to the home is an enclosed shop of approximately 1,100 sq. ft. (MCAD) with roll-up doors on three sides, a small storage room or office as well as a bunkhouse consisting of approximately 900 sq. ft. The bunkhouse, used as guest quarters, is heated and cooled, has stained concrete flooring, a kitchenette with butcherblock counters and a full bathroom. Above the bunkhouse is another flex space, accessed by a set of stairs, and is currently being used as an exercise gym space. Equipment Barn: Near the home is a 75' x 60' (MCAD) two-sided metal and pipe equipment barn. Moving along to the back section of the property you will find another grazing pasture with scattered oak trees. Not a detail was spared on this equestrian minded acreage and impressive improvements!! This true gem of a property offering manageable acreage, luxury living and just a short commute to San Antonio is your perfect choice and turn-key ready!!

Built in 2009

Essential Information

MLS® #	1703240
Price	\$1,475,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,400
Acres	40.00
Year Built	2009
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	548 Franklin Ln
Area	3000
Subdivision	N/A
City	Yancey
County	Medina
State	TX
Zip Code	78886

Amenities

Utilities	Electricity, Water
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Exterior

Exterior Features	Additional Structures, Barn, Cross Fenced, Dog Kennel, Exterior Lighting, Fenced, Horse Stalls, House, Hay Barn, Loafing Shed, Outdoor Arena, Other - See Remarks, Tractor Shed, Workshop
Lot Description	Ag Exempt, Cleared, Hunting Permitted, Mature Trees (ext feat), Pasture, Wooded
Construction	Metal

School Information

District	Hondo I.S.D.
Elementary	Hondo
Middle	Hondo
High	Hondo

Additional Information

Days on Market 826

Listing Details

Listing Agent Kyle Heyen

Listing Office Bob Heyen Realty

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