

1430 County Road 3025, Bonham, TX 75418

Features and Amenities

Features:

37.6 Acres
2360 Sq Ft
Log Cabin / Vacation Home
2 Bedroom (both Primary Suites)
2 ½ Bathroom
Built in 2006
New \$15K Entrance Road In 2025
Wrap-Around Porch
1-Acre Pond on the Property
3,700 Sq Ft Barn
Riding Arena
15 minutes to Lake Bonham
5 minutes to Bonham Park

Extended Features:

- 37-acre property provides a peaceful environment for the times you need quiet serenity, but when you are ready to entertain and have fun, there is plenty of space for outdoor activities such as dirt bike riding, four wheeler riding, shooting sporting clays, and horseback riding. Then in the evening, the property offers the perfect setting for star gazing with the ones you love.
- \$15,000 brand new entrance road in February, 2025
- Cabin exterior is made with real wood logs that have recently been re-stained. Enjoy sipping your morning coffee on the covered, wrap-around, wood deck porch as you soak in the serene views and sounds of nature.
- Front entry opens to a spacious open floor plan with rustic luxury at its best, featuring cathedral ceilings, real wood wall beams, doors and ceiling beams, real hardwood floors, and light fixtures with lavish country design.
- Living room boasts a large stone wall that houses a wood burning fireplace with gas starter and a raised hearth, a stone niche for extra firewood, built-in shelving with a hidden safe behind it, and a wooden mantel with a live edge. The oversized living room is adorned with a custom antler chandelier, and includes enough space for a game table or extra sitting area to overlook the vast property through numerous windows.
- Eat-In kitchen includes everything you could need and want including an undermount hammered copper farmhouse sink, redwood cabinets, leaded glass cabinet with hanging stemware rack, pot and pan drawers and a pull-out trash drawer, granite countertops with a chiseled edge, a hidden bookshelf in the peninsula, and a window that overlooks the acreage. Kitchen appliances include a Maytag refrigerator, GE oven and 4-burner stovetop, built-in GE microwave, upgraded KitchenAid dishwasher, an ice maker, and a

Tramontina wine cooler. The kitchen's breakfast bar features a stone wall with 4 built-in, custom metal bar stools on a swivel, and a metal foot rest bar.

- The spacious dining room is centered with a wagon wheel chandelier, and showcases soaring windows with views of the stunning pond and pasture. Glass French doors lead from the dining room to the back deck.
- Powder bathroom right off the living room features travertine flooring, a new upgraded toilet, and a vintage washstand with a porcelain vessel sink. The wooden framed mirror above the sink is flanked by two metal and glass sconces, and a window in the room allows in plenty of natural light.
- First floor primary bedroom offers ample space and three windows that overlook the property. This bedroom includes two feature walls with wooden logs, a ceiling fan, en suite bathroom, and it is large enough for a sitting area or reading nook.
- Primary en suite bathroom includes travertine floors, a built-in vanity with extra drawers, a new upgraded toilet, a bathtub and shower, and a large walk-in closet.
- Laundry room on the first floor offers plenty of storage, featuring green upper and lower cabinets with black hardware, a dual sink, a closet for pantry use or for extra storage, and a Kenmore washer and dryer included. The exterior door in the laundry room is the perfect opportunity to enter from the back deck, drop your shoes, and wash up using the utility sink.
- A wooden log staircase leads to the upstairs loft or family room, which is the perfect area to watch movies, play games, or could serve as an office or a play area for kids. The loft features carpet flooring, a wooden siding feature wall, a cozy chandelier, and stunning views of the property through the large window.
- Second primary bedroom, found on the second floor, features carpet flooring, a ceiling fan, two wooden siding feature walls, and a large en suite bathroom. Glass French doors lead from the second primary suite to a balcony with breathtaking views of the property's acreage.
- Second floor bathroom, attached to the upstairs primary suite, is truly a retreat of its own. The en suite bathroom offers terra-cotta tile flooring, a large jetted tub for ultimate relaxation with an upgraded antique bronze faucet and a chandelier overhead. The extended dual sink vanity features green cabinets and drawers with antler hardware, adorned with two antler lampshade light fixtures. The upstairs bath also includes a privacy wall for the toilet, a separate shower with black metal framed glass, a built-in granite bench, and a bronze body spray. The bathroom also offer his and her walk-in closets and two windows allowing in natural light.
- Other amenities of the home include paneled, real wood doors throughout the interior, and a Nest smart home thermostat.
- 3700 square foot metal barn can be used for equipment storage, and also has an area specifically for animals. The barn is equipped with two garage doors and a built-in tack room which has electricity connected and a water line as well. Concrete RV pad available outside the barn for RV parking.
- Pipe fence riding arena, located directly next to the barn, perfect for horse training, riding, and roping. Water line reaches to the arena for maintenance.

- Tranquil pond on the property next to the home. Water will stay in the stock tank for the new owner.
- 37.6 acres, perfect for livestock grazing. Ag exempt. Property is cleared for pastures and also comes heavily wooded with trees. Entire property is fenced for the cows.
- Starlink internet available.
- Propane tank on property.

MLS Description:

Experience complete serenity on this rustic luxury, 37-acre retreat, including a custom built home with log cabin design and architecture, only 15 minutes to Lake Bonham. This one-of-a-kind home features two primary suites, each with en suite bathrooms and large walk in closets. Cathedral ceilings with soaring windows offer stunning views of the property from nearly every room in the home. Refrigerator, washer, and dryer included! Sip your morning coffee on the covered, wrap-around porch as you enjoy views of the nearby pond and the cows grazing on the pasture. 3700 sq ft barn on the property comes equipped with water and electricity. Spend your weekends in the riding arena for horse training, riding, and roping! RV pad for parking. Clear pastures and heavily wooded with trees. Ag exempt. Entire property is fenced for the cows. Brand new \$15K entrance road in 2025. Perfect for vacationing and getting away from the hustle and bustle of city life, yet the property is only a quick 45 minute drive to McKinney.

Enhanced Description:

Experience complete serenity on this rustic luxury, 37-acre retreat, including a custom built home with log cabin design and architecture, only 15 minutes to Lake Bonham. The extensive acreage provides a peaceful environment for the times you need quiet serenity, but when you are ready to entertain and have fun, there is plenty of space for outdoor activities such as dirt bike riding, four wheeler riding, shooting sporting clays, and horseback riding. The cabin exterior is made with real wood logs that have recently been re-stained. Sip your morning coffee on the covered, wrap-around, wood deck porch as you soak in the serene views and sounds of nature. The front entry opens to a spacious open floor plan with rustic luxury at its best, featuring cathedral ceilings, real wood wall beams, doors and ceiling beams, real hardwood floors, and light fixtures with lavish country design. The first thing you'll notice in the living room is a large stone wall that houses a wood burning fireplace with gas starter and a raised hearth, a stone niche for extra firewood, built-in shelving with a hidden safe behind it, and a wooden mantel with a live edge. The eat-In kitchen includes everything you could need and want including an undermount hammered copper farmhouse sink, redwood cabinets, leaded glass cabinet with hanging stemware rack, pot and pan drawers and a pull-out trash drawer, granite countertops with a chiseled edge, a hidden bookshelf in the peninsula, and a window that overlooks the acreage. Kitchen appliances include a Maytag refrigerator, GE oven and 4-burner stovetop, built-in GE microwave, upgraded KitchenAid dishwasher, an ice maker, and a Tramontina wine cooler. The kitchen's breakfast bar features a stone wall with 4 built-in, custom metal bar stools on a swivel, and a metal foot rest bar. Off the kitchen is a spacious dining room, centered with a wagon wheel chandelier, and showcases soaring windows with

views of the stunning pond and pasture. Glass French doors lead from the dining room to the back deck. The powder bathroom, right off the living room features travertine flooring, a new upgraded toilet, and a vintage washstand with a porcelain vessel sink. The first floor primary bedroom offers ample space and three windows that overlook the property. This bedroom includes two feature walls with wooden logs, a ceiling fan, and it is large enough for a sitting area or reading nook. The primary en suite bathroom includes travertine floors, a built-in vanity with extra drawers, a new upgraded toilet, a bathtub and shower, and a large walk-in closet. Enter the home from the back deck through the exterior laundry room door, drop your shoes, and wash up in the convenient utility sink. Kenmore washer and dryer included! A wooden log staircase leads to the upstairs loft or family room, which is the perfect area to watch movies, play games, or could serve as an office or a play area for kids. A second primary bedroom, found on the second floor, features a ceiling fan, two wooden siding feature walls, and a large en suite bathroom. Glass French doors lead from the bedroom to a balcony with breathtaking views of the property's acreage. Relax and unwind in the second floor en suite bathroom, which offers terra-cotta tile flooring, a large jetted tub for ultimate relaxation with an upgraded antique bronze faucet and a chandelier overhead. The upstairs bath also includes a privacy wall for the toilet, a separate shower with black metal framed glass, plus his and her walk-in closets. Other amenities of the home include paneled, real wood doors throughout the interior, and a Nest smart home thermostat. A short walk from the cabin leads to a 3700 square foot metal barn, which can be used for equipment storage, and also has an area specifically for animals. The barn is equipped with two garage doors and a built-in tack room which has electricity connected and a water line as well. A concrete RV pad is available outside the barn for RV parking. A unique feature of this property is a pipe fence riding arena, located directly next to the barn, perfect for horse training, riding, and roping. A tranquil, one-acre pond rests on the property, near the home. This 37.6 acre property is perfect for livestock grazing and is ag exempt. The property is cleared for pastures, comes heavily wooded with trees, and the entire property is fenced for the cows. Perfect for vacationing and getting away from the hustle and bustle of city life, yet the property is only a quick 45 minute drive to McKinney.