

*480 JETER ROAD E, BARTONVILLE, TX 76226*  
*9683sqft - 5BR, 7.2BA, 4 car garage*  
*Features & Amenities*

Property

- 26 acres with ponds & mature trees on the most sought-after street in Bartonville
- 3 ponds; largest is maintained at constant level via private water well
- Professional landscaping and outdoor lighting
- Extensive irrigation system using private well water
- Extraordinary privacy in a gorgeous setting just 45 minutes from Dallas Fort Worth
- Sought after Argyle ISD
- 5 minutes from award-winning Liberty Christian School
- 35 minutes from DFW International Airport

Main House

- 9683 square feet (per appraiser), completely updated in 2017-2018
- 5 bedroom, 7 full + 2 half baths
- High-speed WiFi/Internet
- 4-car garage (1,135 sqft – not included in living space footage)

FIRST (Family) FLOOR – 6,371 sqft

- Master BR with his & her en suite bathrooms, his & her walk in closets (1,100sqft), coffee bar, refrigerator and hidden jewelry safe
- Two additional bedrooms with en suite baths
- Primary kitchen with 6-burner Wolf cooktop, Miele ovens (2), dishwashers(2), built in microwave, Coffee machine and refrigerator. Huge center island with soft close drawers, prep sink and insta hot. 13' breakfast counter with sub-zero refrigerator drawers (2)
- Formal dining room with seating for 14
- Butler's patry with wet bar and 56 bottle wine refrigerator and sink
- Breakfast room overlooking saltwater pool
- Laundry room with two washers & dryers, sink, drip dry and built in freezer
- Large mudroom with dog washing station
- Living room with coffered ceiling and gas log fireplace
- Family room with surround sound (doubles as movie room)
- Office #1 with vaulted ceiling down the hallway from Primary BR
- Hidden safe room with tornado protection built to FEMA specs

SECOND FLOOR GUEST SUITE for au pair, in laws or collegiates – 3,312sqft

- Accessed via interior stairway, elevator or dedicated, exterior stairs
- Primary bedroom with en suite bath, sitting area and walls of casement windows
- Gourmet kitchen w/wolf cooktop, Miele, Bosch and sub zero appliances
- Full size laundry room

- Guest bedroom with access to full bath
- Massive living area between Kitchen and primary BR has French doors that open to upper landing, stairs and elevator
- Personal Exercist room
- Office/bonus room (adjacent to gym, could be aromatherapy or massage room)
- Two climate controlled storage rooms (90sqft for Christmas, 60sqft for misc.)

#### POOL AREA

- 14' diving pool with outdoor kitchen, dining area and fireplace
- Firepit that seats 12 people
- A man made running stream as the ultimate water feature
- Removable *Protect-A-Child* safety fence

#### EQUESTRIAN FEATURES

- 16 Stalls, 4 wash/grooming bays, individual mounted fans above each stall
- Air conditioned office, outdoor covered viewing area
- Bathroom, Laundry, tack room, hay storage
- 1BR grooms quarters with living & dining area, kitchen, stack W/D
- Pipe fencing
- Two multi-acre pastures with Nelson heated, automatic drinking fountains
- Two 700sqft loafing sheds in pastures
- One acre arena with synthetic footing; water cannon
- Paved parking and turnaround area for three 40-foot horse trailers

#### SAFETY FEATURES

- Generac 48 kW standby generator; can power whole house up to 1wk.
- Two 1,000 gallon below-ground propane tanks; one for main house, one for generator
- Generator constantly monitored by Generac's Mobile Link app
- Two Brown Safe Co safes. One in primary BR suite for valuables, one in safe room for guns
- Gated entry
- Control4 Home Automation system

#### ADDITIONAL FEATURES

- Property is zoned RE-5, permitting 5 acre residential lots
- 45,000sqft of asphalt paved driveway & parking (seal coated April 2022)
- 1.3 acre fenced yard for dogs
- Dog room configured to convert to mudroom for those without dogs
- Property has existing 1-d-1 agricultural exemption
- 1BR Caretaker's Quarters (1,035sqft) renovated in '17 has full kitchen, LA, DA and full w/d
- Drive through garage with roll up doors and sealed floor & 55 linear feet of Gladiator *Garageworks* Gearwall storage system