



LAKE FORK WATERFRONT ESTATE

385 PR 5975, Yantis, Texas

Total 23 acres – 13 deeded, 10 leaseback – NO restrictions/HOA – over 600 ft. shoreline

4 bedroom/4.1 baths/3 living areas/3 car attached garage
9164 sf plus third floor with separate H/AC that would make fabulous studio
12 ft. ceilings, crown molding
4 fireplaces (propane)
Random width pine flooring imported from Vermont & Canada
Central vacuum system throughout
Commercial elevator & two staircases
Safe room
5 HVAC systems
Whole House water filtration system
Unbelievable storage space
Incredible waterfront views!!!

Main floor has open concept great room/kitchen, formal dining, office & primary bedroom
Chef's Kitchen features large island, 6 burner commercial grade cook top, 2 ovens, two sinks, pull outs & adjacent butler's pantry
Downstairs primary en suite has natural stone, freestanding tub, walk-in shower & amazing walk in closet

Second floor has 3BD/2BA, game room & sitting area
Two of the bedrooms are primary bedroom size. Game room with wet bar
Access to app. 700 sf of storage over the garage
Third floor (not included in the square footage) with access by elevator/one staircase

5000 sf detached commercial grade shop
2 stall boathouse
Personal boat launch

Maintenance contracts on elevator & aerobic septic system

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