

96 B John Kay Road

100 ACRES +/- Walker County Texas

Property Highlights & Features

- Impressive custom entrance with automatic gated access.
- Two scenic lakes, each approximately one acre in size.
- Front lake is stocked for fishing and features a decorative fountain, dock, island with bluebonnets and duck house.
- Rear lake is tucked among the woods, providing excellent duck habitat, wildlife water source, and additional fishing opportunities.
- Extensive ATV and riding trail system throughout the property.
- Outstanding recreational opportunities with abundant native wildlife, including whitetail deer, hogs, ducks, dove, squirrels, and other native game.
- Approximately 4,900 square feet under roof in the multi-purpose barn, including:
 - 40' × 60' enclosed shop with concrete floor and roll-up doors on both ends.
 - 25' × 60' covered concrete bay, ideal for equipment or RV storage.
 - 25' × 40' covered bay with dirt floor that could easily be converted into horse stalls or livestock shelter.
- Irrigation system at the barn, ideal for maintaining a garden or landscaping.
- Timber Exemption for lower property taxes.
- Desirable sandy loam soil.

Home Features

- 3-bedroom, 3-bath custom home with dedicated office/study.
- Spacious open-concept kitchen designed for entertaining.
- Two oversized islands providing abundant workspace and seating.
- Custom alder cabinetry with soft-close doors and drawers.
- Quartz countertops and a hammered copper farmhouse sink.
- Premium dual-fuel range featuring six gas burners, griddle, double ovens
- Built-in Refrigerator
- Pantry with custom shelving, storage and pullout spice rack
- Vaulted living area filled with natural light.
- Primary bedroom suit features raised decorative ceiling, large bath with separate vanities, two closets with hidden safe area.
- Expansive covered front and rear porches, plus a screened porch for year-round enjoyment.
- Geothermal HVAC system.
- Separate flex room with a full bath, ideal as a game room, guest suite, studio, home gym, or hobby space.
- 18-zone irrigation system serving the landscaped yard.
- Fully wrought iron fenced yard.
- Circle Drive and plenty of parking.
- Detached three-car garage featuring epoxy-coated floors, built-in cabinetry, and a full staircase leading to generous overhead storage.