

PENINSULA POINT

5.404± ACRES

SMITH COUNTY, TEXAS

\$6,650,000



(214) 361-9191
www.hrcranch.com

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****Rare offering!** Two adjacent lake lots and homes offered together as one luxury compound estate. The 6,748 sq. ft. home on 3.47+/- acres can be purchased independently if so desired, however the 2,982 sq. ft. home on 1.93+/- acres can only be purchased in coordination with the 6,748 sq. ft. home or separately after that home is sold.**

Presenting Peninsula Point, located in the heart of an exclusive enclave on Lake Tyler, this exceptional estate with an impressive ~1300 feet of shoreline is set on 5.404+/- acres of majestic park-like grounds.

All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.



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Designed by Beverly Hills famed architect, James Lumsden, the Mediterranean-style residence is accessed through a gated entry, opening to a long private drive that leads to the beautifully landscaped circular motor court. Built in 2006, the home encompasses 6,748 sq. ft. of distinguished living space, the masterful floor plan includes 5 bedrooms and 5 full and 2 half baths across 2 levels, 5 fireplaces, as well as an office, workout room and multiple living areas.

The first level includes a grand double-height entry foyer with a perfect line of sight to the awe-inspiring lake views. Capitalizing on the property's views, the magnificent, windowed living room with fireplace overlooks the extensive lawns, infinity pool and lake. Spacious gourmet eat-in kitchen with ample storage and countertop space for cooking, formal dining room and multiple covered porches complete the main living spaces.

The primary suite has a large walk-in closet, master bath with separate vanities, soaking tub and shower, and a separate sitting room with fireplace. Completing the main level is the laundry room, butlers pantry and attached heated and cooled 3-car garage. Found on the second level are 2 junior suites with large bathrooms connected by a private balcony and a workout room. With a wall of windows and a fireplace the upstairs living room offers exceptional views of the lake.



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With no detail or amenity spared, the exterior hosts numerous entertainment elements including an impressive Gunite pool with spa, pastoral grassy areas to practice golf tee shots to the peninsula point, and conveniently located between the main home and the 2 private guest suites, the covered (heated and cooled) outdoor living area with refreshment area and half bathroom incorporates a sink, grill and fireplace making for a central hub for outdoor gatherings. The boat house offers 3 boat slips and 2 jet ski slips, covered and open lounging spaces and an enclosed kitchen and storage space to house all the fun lake toys. With the deepest of water and sweeping views, the lovingly maintained grounds create the experience of the best in lake living.

Imbued with exquisite custom details and abundant amenities, this extraordinary estate is truly one of Lake Tyler's finest properties. All this, along with the ability

to purchase an adjacent waterfront estate, the adjacent property includes a 3-bedroom home built in 2020 on approximately 2 acres with luxurious on trend finishes is offered with the sale of this home or separately after the main home has sold. A unique and unparalleled East Texas opportunity.

Located 90 miles east of the Dallas metroplex, Tyler is a rapidly growing city and is projected to grow rapidly over the coming years. The University of Texas has broken ground on a new medical school and with several hospitals and universities the city continues to attract people from across the nation to enjoy all that Tyler and East Texas has to offer. Come experience the quiet lake life of Lake Tyler, while getting to enjoy all the benefits the city has to offer. Being located in the Whitehouse ISD, Peninsula Point would make for a great weekend retreat or full-time residence.



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CO-BROKERED: Peninsula Point is co-brokered with Hortenstine Ranch Company, LLC and Amy Egaña, licensed broker with NextHome Neighbors.

BROKER & COMMISSION DISCLOSURE: Buyer's Agent/ Broker must be identified upon first contact with Listing Broker/ Listing Agent and Buyer's Agent/ Broker must be present at the initial property tour in order to participate in the real estate commission. Commission splits will be at the sole discretion of Listing Broker.

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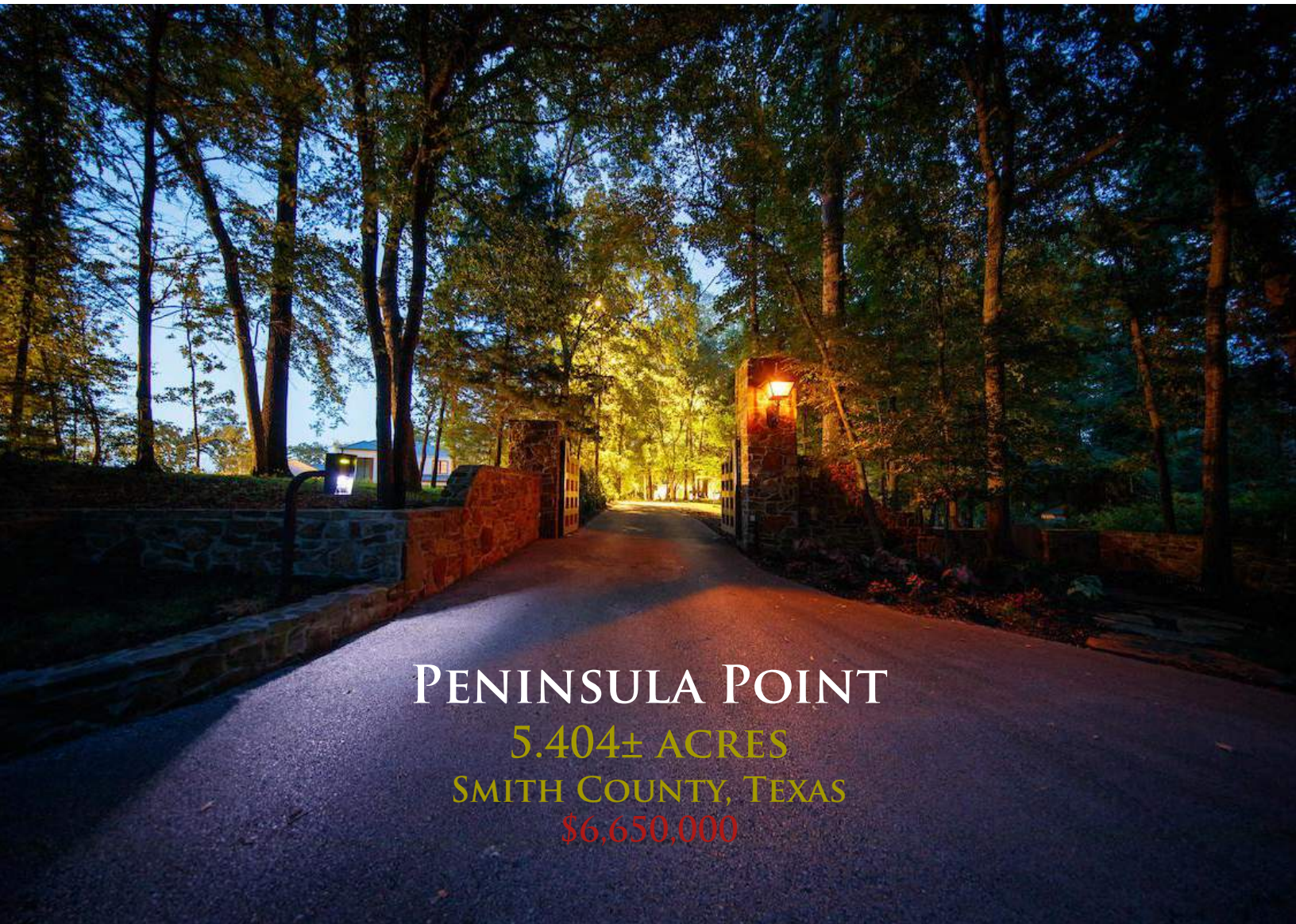
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