

Welcome to your Ranch Oasis!
708 Sam Davis Rd
Argyle, TX 76226

\$3,200,000
12.540± Acres
Denton County



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Argyle, TX / Denton County

SUMMARY

Address

708 Sam Davis Rd

City, State Zip

Argyle, TX 76226

County

Denton County

Type

Farms, Ranches, Residential Property, Horse Property, Single Family

Latitude / Longitude

33.109901 / -97.20603

Taxes (Annually)

19605

Dwelling Square Feet

4394

Bedrooms / Bathrooms

4 / 4

Acreage

12.540

Price

\$3,200,000

Property Website

<https://kwland.com/property/welcome-to-your-ranch-oasis-denton-texas/81796/>



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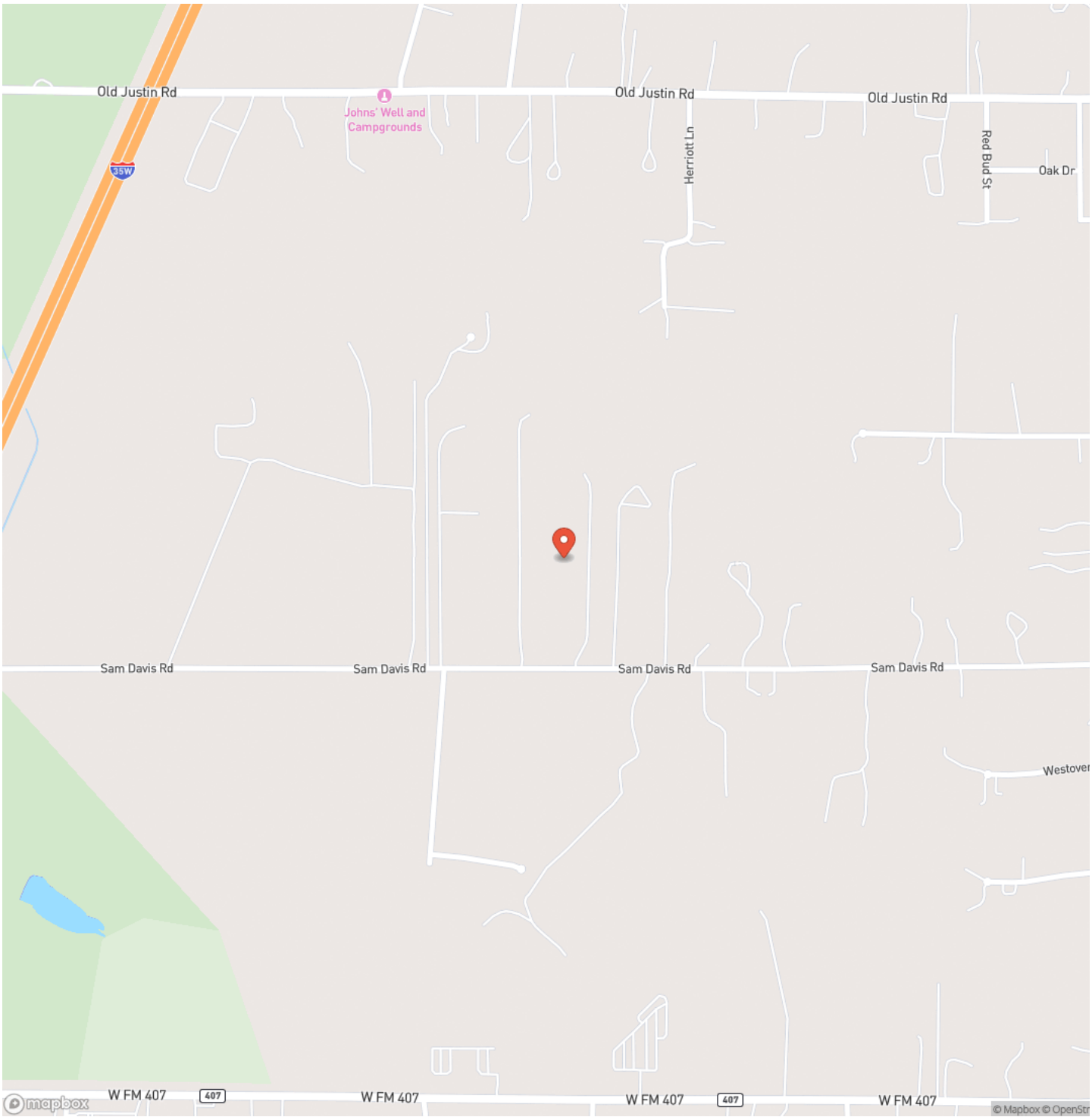
PROPERTY DESCRIPTION

Discover an extraordinary blend of luxury and rustic charm at Kava Ranch, a meticulously renovated 4,397 square foot sanctuary nestled on 12.54 private acres in prestigious Argyle. This exceptional property seamlessly combines sophisticated living with country tranquility, featuring four generous bedrooms (two per level, each upstairs with ensuite bathrooms), four elegant bathrooms, and a dedicated office showcasing a striking 250-gallon aquarium. The expansive family room captivates with soaring ceilings, hand-scraped wood floors, and a warming wood fireplace, while the gourmet kitchen stands ready to inspire culinary creativity with premium appliances and refined finishes. Outdoor living reaches new heights with a sparkling pool and an air-conditioned party barn complete with bar, kitchenette, and wine cooler--perfect for unforgettable entertaining. Animal enthusiasts will appreciate the thoughtful additions of loafing sheds, a chicken coop, and multiple storage buildings, all overlooking the serene pond. Practical luxury extends to the 3-car garage, in-ground storm shelter, energy-efficient LED lighting, and Trinity aquifer well for irrigation--truly a private oasis where modern elegance meets country charm.

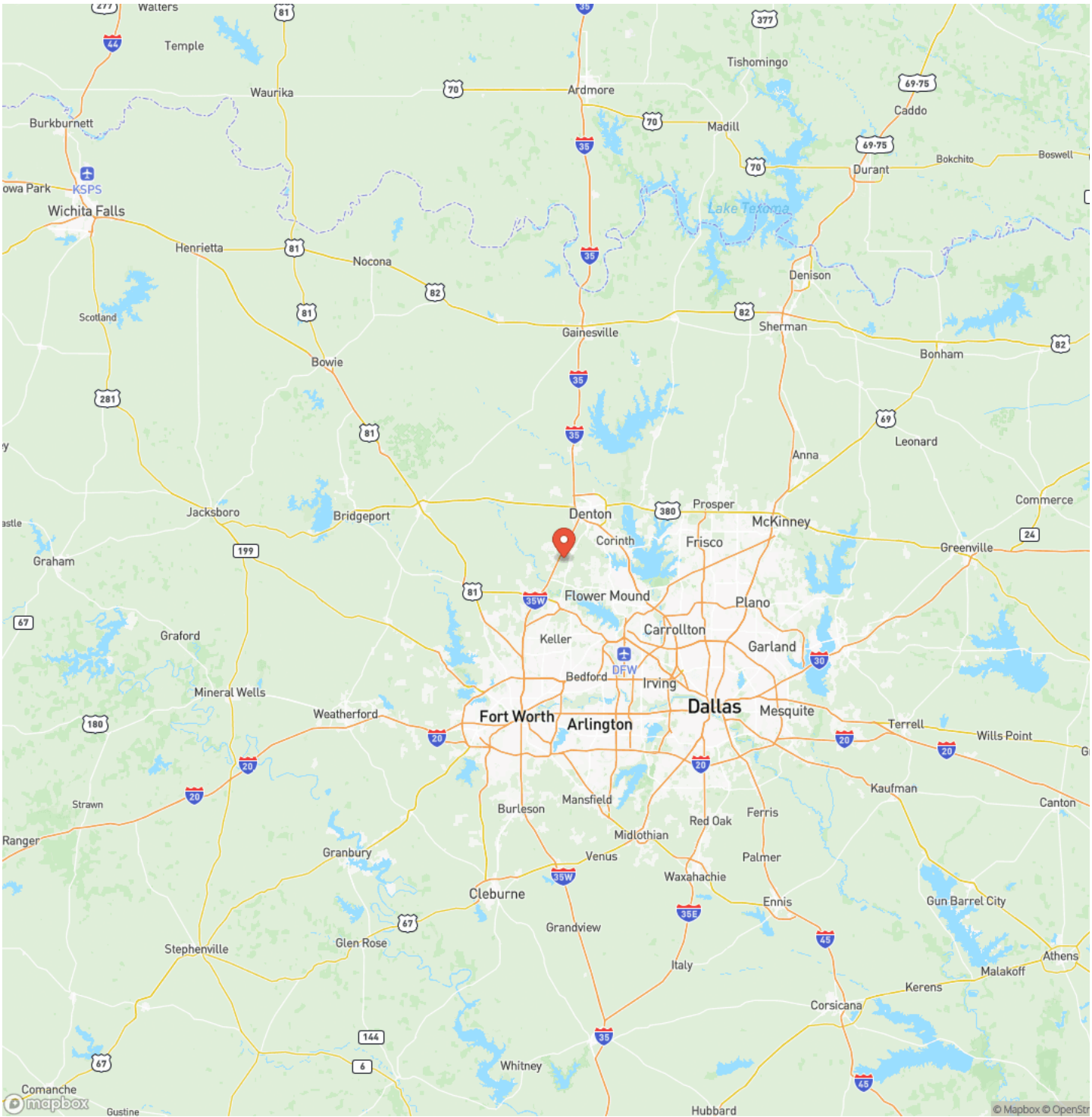
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Locator Map



Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Cami Hobbs Riley

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Email

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Address

1212 S Preston Rd, Ste 120

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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