

**North Texas Hill Country Home on Acreage**  
2525 FM 2382  
Saint Jo, TX 76265

**\$1,325,000**  
30.375± Acres  
Cooke County



**MOSSY OAK PROPERTIES**  
**OF TEXAS**

**MORE INFO ONLINE:**

**[MoreofTexas.com](http://MoreofTexas.com)**



**North Texas Hill Country Home on Acreage**  
**Saint Jo, TX / Cooke County**

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**SUMMARY**

**Address**

2525 FM 2382

**City, State Zip**

Saint Jo, TX 76265

**County**

Cooke County

**Type**

Recreational Land, Ranches, Residential Property

**Latitude / Longitude**

33.742609 / -97.464428

**Taxes (Annually)**

13121

**Dwelling Square Feet**

3450

**Bedrooms / Bathrooms**

3 / 3

**Acreage**

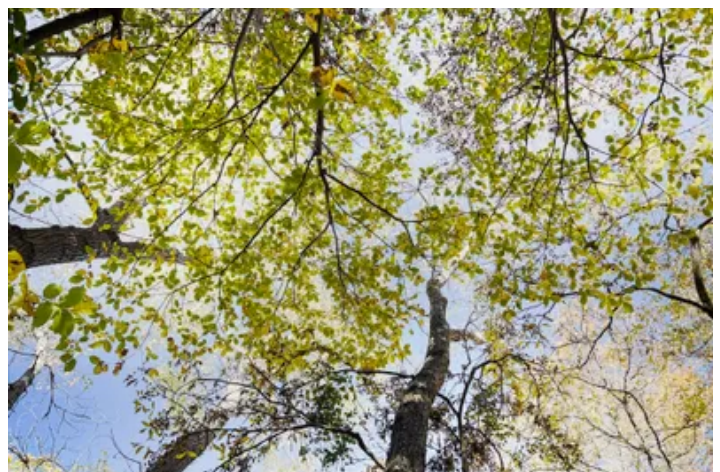
30.375

**Price**

\$1,325,000

**Property Website**

<https://moreoftexas.com/detail/north-texas-hill-country-home-on-acreage-cooke-texas/48369/>



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## **North Texas Hill Country Home on Acreage Saint Jo, TX / Cooke County**

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### **PROPERTY DESCRIPTION**

**Welcome to your dream retreat at 2525 FM 2382, a picturesque haven on 30.375 acres in Cooke County, just north of Saint Jo, TX. This thoughtfully crafted home seamlessly combines luxury, accessibility, and energy efficiency, offering a unique and inviting living experience.**

A hallmark of Texas charm, this residence features a wrap-around porch, providing a perfect spot to enjoy the surrounding natural beauty. The high hill top location offers panoramic views to the east and north. The natural Texas stone construction gives extra durability against the elements while providing a natural, cozy style. Just over 32 acres of rolling woods is absolutely filled with wildlife. Watch the deer feed in your yard daily.

Stained concrete flooring runs throughout the home, offering a durable and stylish foundation. 10' ceilings and 8' tall solid wood doors run throughout the home. 9" baseboards and crown moulding are in each room of the home. The stone wood-burning fireplace with a gas starter adds a cozy ambiance to the room.

Custom oak cabinets, complemented by granite countertops, create a warm and inviting culinary space. The Thermidor 6-burner gas range is a chef's delight, and the triple stainless steel sink adds a touch of practicality and elegance. A huge 9x7 walk in pantry stores all of the goods you could ever need. A large island provides ample workspace, even when all of your guests are in the kitchen with you.

The master bedroom opens to a patio through an atrium door, offering a private retreat and a seamless connection to the outdoors. With 10' ceilings and 8' tall solid wood doors, the master suite exudes an air of spaciousness and luxury.

The home is designed to be handicap accessible, ensuring comfort and convenience for all residents. The office, versatile in its design, could easily function as a fourth bedroom, providing flexibility to suit your lifestyle.

A unique feature of this property is the separate mother-in-law suite, complete with a bedroom, bathroom, kitchen, washer and dryer, and a separate entry. This suite can be locked off from the rest of the house, offering privacy and independence.

The home is not only aesthetically pleasing but also highly energy-efficient, thanks to spray foam insulation and a meticulously designed electrical system by a commercial electrical contractor. The huge attic area provides potential for additional finished space, allowing for future expansion. The instant hot water heater ensures comfort and efficiency, allowing you to enjoy endless hot water while minimizing energy consumption.



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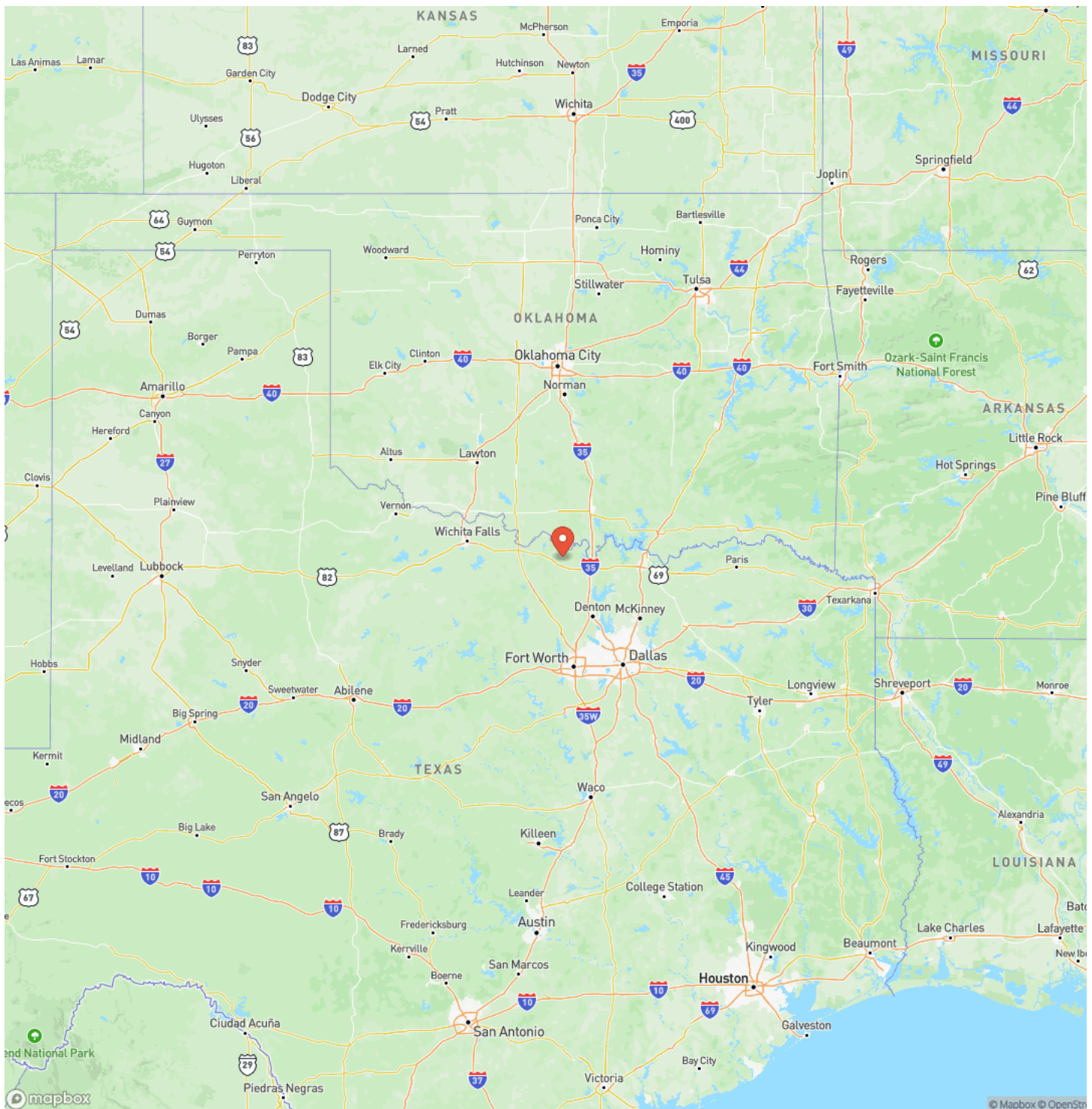


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**Saint Jo, TX / Cooke County**





## Locator Map

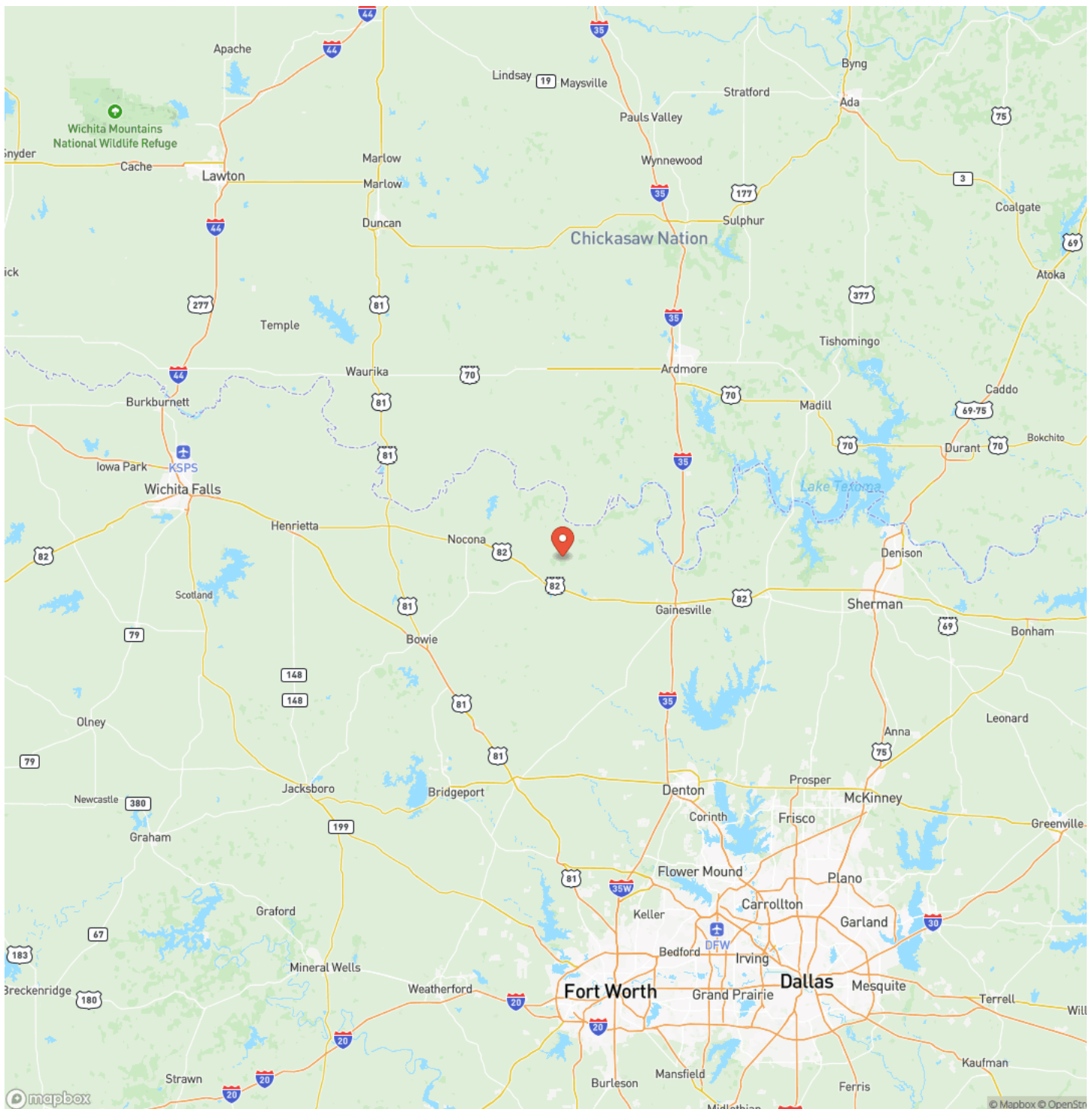


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## Locator Map



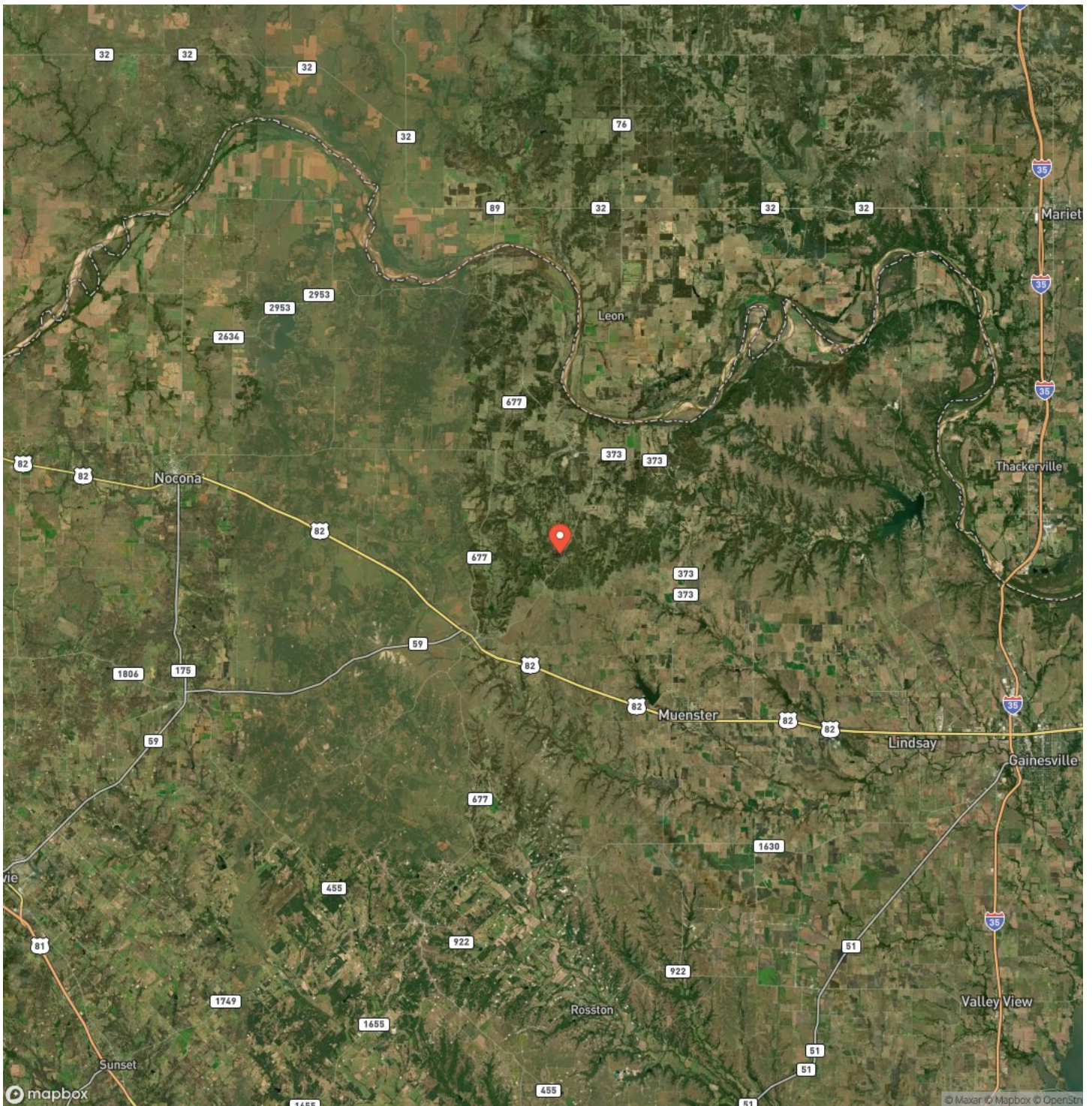
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## Satellite Map



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## North Texas Hill Country Home on Acreage

### Saint Jo, TX / Cooke County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Jared Groce

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## City / State / Zip

Gainesville, TX 76240

## NOTES

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