

145 Three Forks Crossing, Chico, TX 76431  
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Chico, TX 76431

**\$1,280,000**  
1± Acres  
Wise County





**145 Three Forks Crossing, Chico, TX 76431**  
**Chico, TX / Wise County**

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## **SUMMARY**

### **Address**

145 Three Forks Crossing

### **City, State Zip**

Chico, TX 76431

### **County**

Wise County

### **Type**

Residential Property, Lakefront

### **Latitude / Longitude**

33.294667 / -97.798226

### **Dwelling Square Feet**

3609

### **Bedrooms / Bathrooms**

4 / 4

### **Acreage**

1

### **Price**

\$1,280,000

### **Property Website**

<https://ranchmanproperties.com/detail/145-three-forks-crossing-chico-tx-76431-wise-texas/81923/>



**PROPERTY DESCRIPTION**

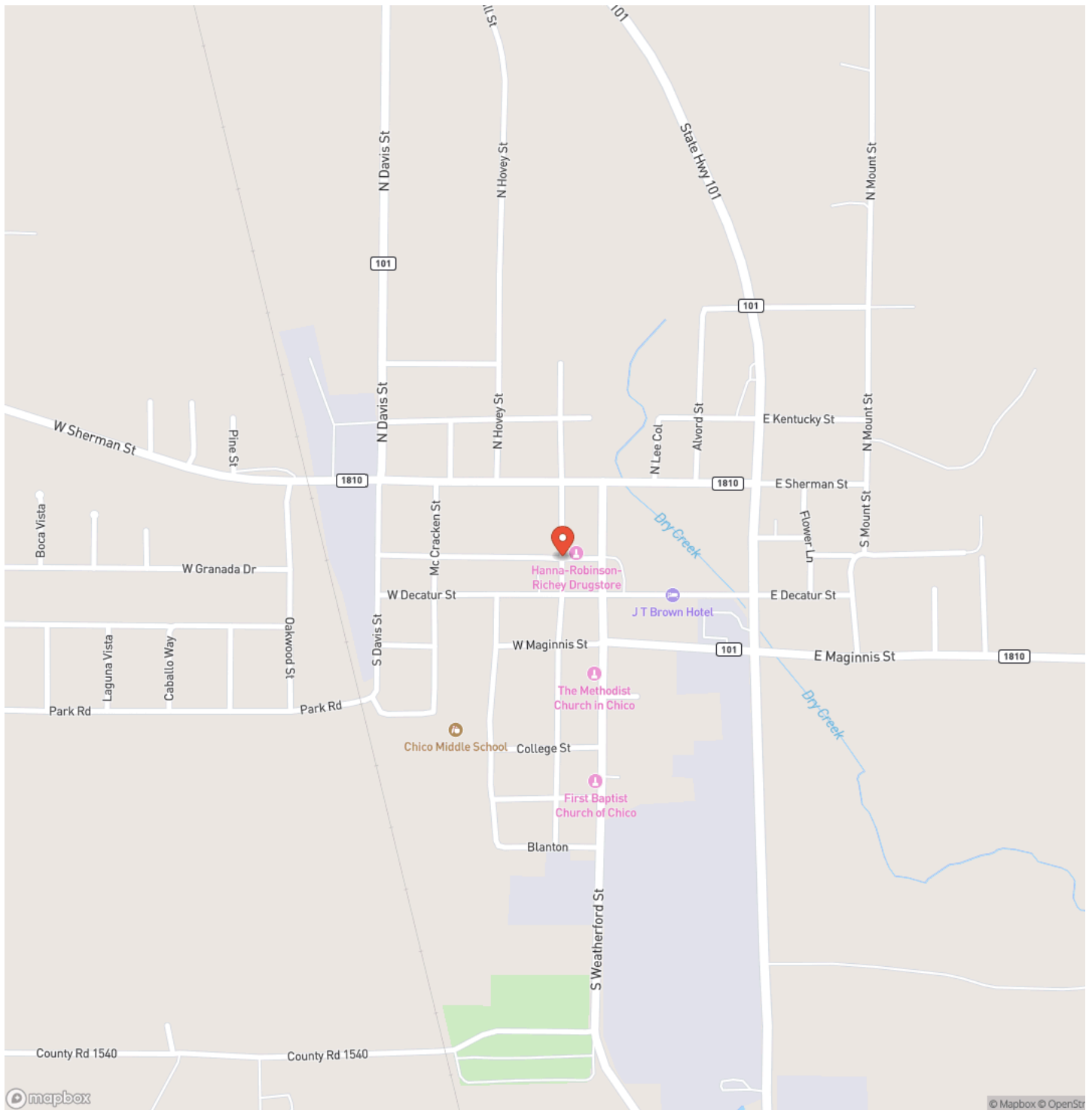
Nestled on the serene shores of a picturesque lake, 145 Three Forks Crossing offers an unparalleled blend of natural beauty, luxurious living, and ultimate privacy. This spectacular 4-bedroom, 4-bathroom waterfront property is a true Texas gem, ideal for those seeking a peaceful retreat or a year-round family home. Located in the charming town of Chico, Texas, this home combines modern elegance with the tranquility of lakeside living. The home boasts over 161 feet of pristine lakefront, providing breathtaking views from nearly every room. The tranquil waters offer the perfect setting for water activities, fishing, or simply enjoying the view. The open-concept floor plan is designed for both comfort and style. The expansive living room features large windows that flood the space with natural light and provide panoramic lake views. A beautiful stone fireplace creates a cozy atmosphere, perfect for relaxing evenings. The gourmet kitchen is a chef's dream, equipped with high-end stainless steel appliances, custom cabinetry, granite countertops, and a large center island for meal prep or casual dining. A spacious walk-in pantry offers ample storage, while the adjacent dining area is perfect for entertaining family and friends. Set on a quiet, tree-lined 1 acre lot, this property offers both seclusion and convenience. Enjoy the serenity of lakeside living while being just a short drive from downtown Chico and nearby amenities. Welcome to the lake!



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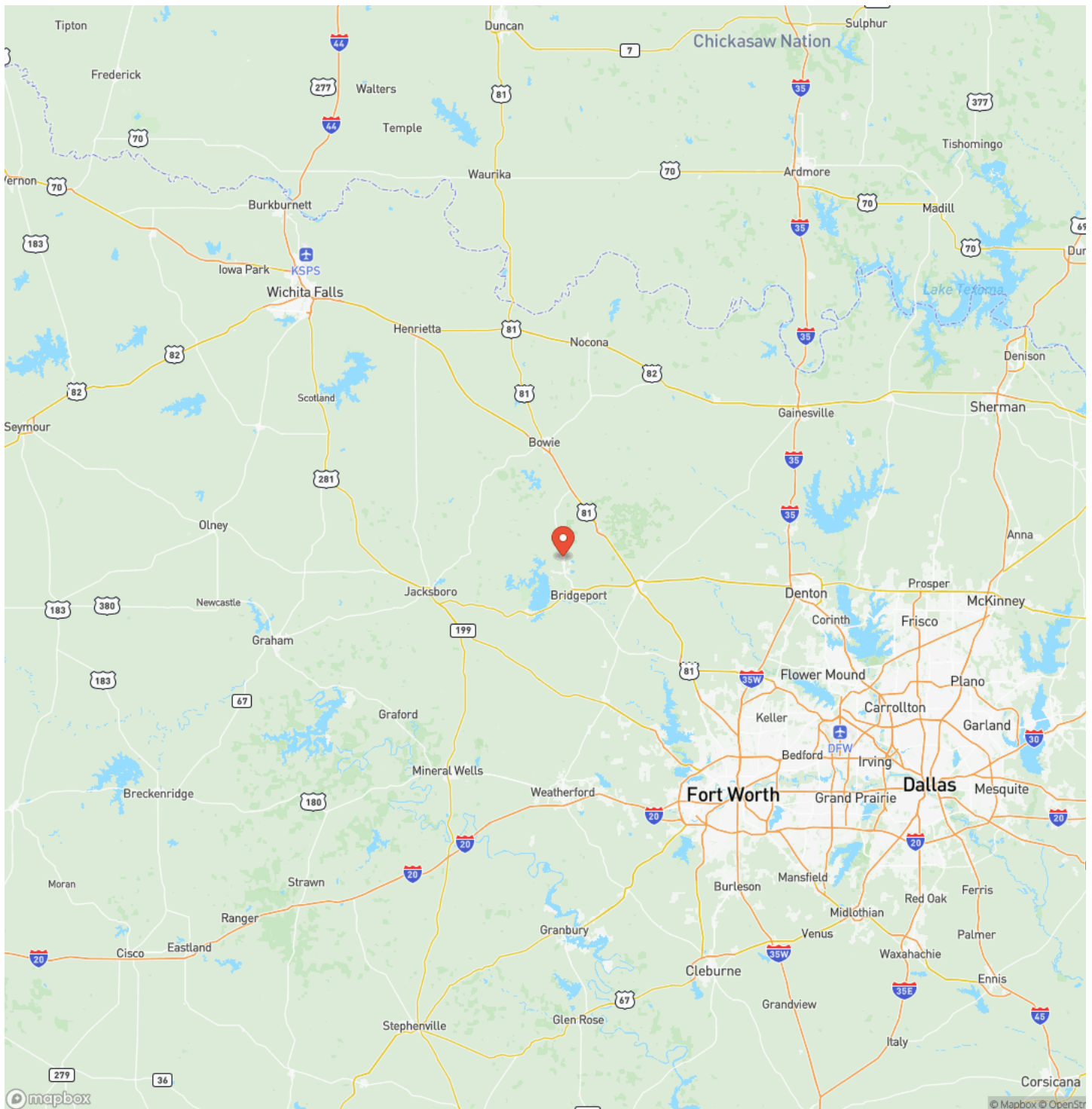


## Locator Map



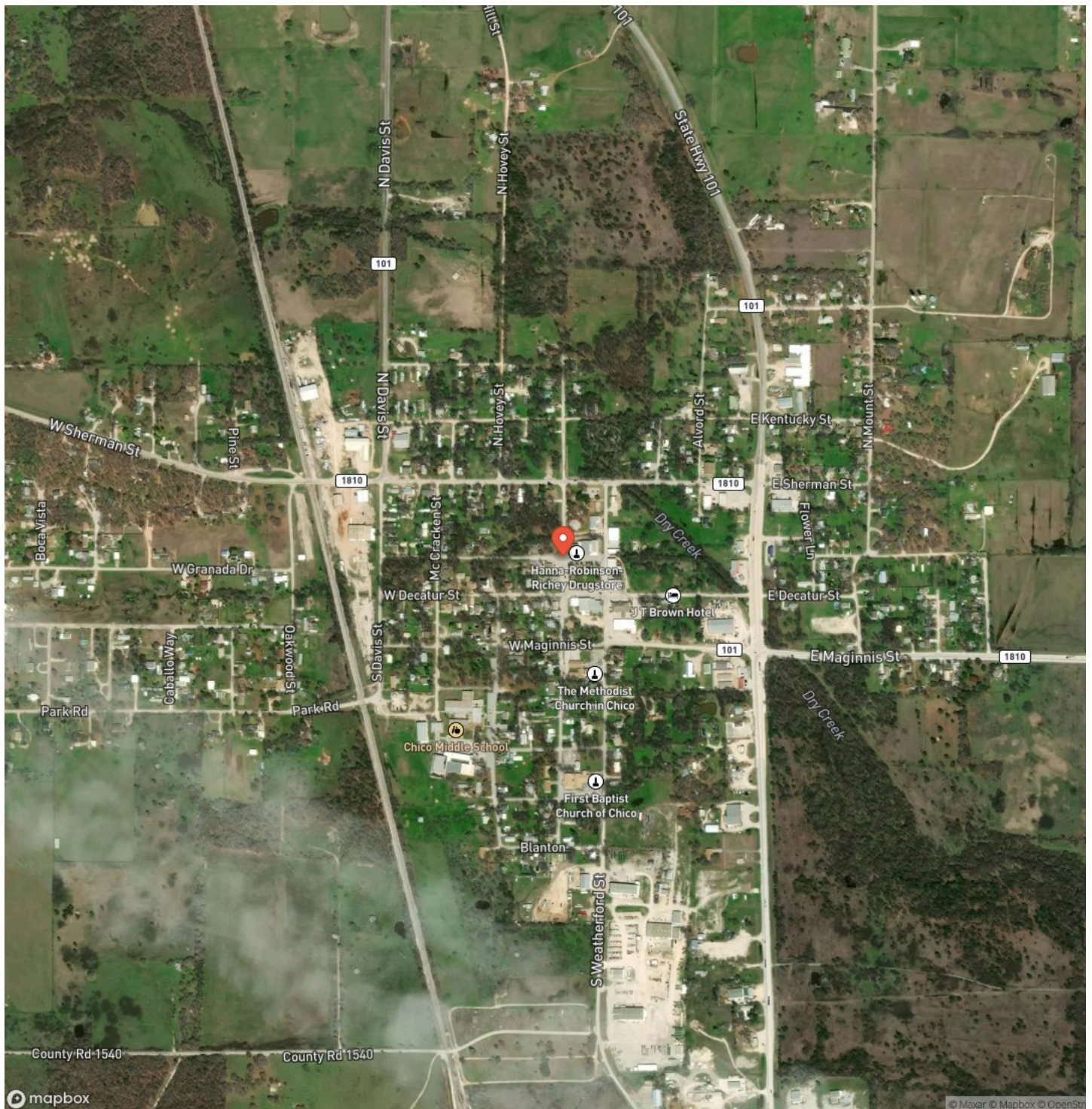


## Locator Map





## Satellite Map



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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Josh Johnson

## Mobile

(940) 577-5350

## Email

josh@ranchmanproperties.com

### Address

City / State / Zip

## NOTES

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



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**MORE INFO ONLINE:**  
**RanchmanProperties.com**

## **DISCLAIMERS**

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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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**Ranchman Properties**  
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