

**Country Lake Retreat**  
473 Clountz Ln  
Pottsboro, TX 75076

**\$475,000**  
2± Acres  
Grayson County



**Country Lake Retreat**  
**Pottsboro, TX / Grayson County**

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**SUMMARY**

**Address**

473 Clountz Ln

**City, State Zip**

Pottsboro, TX 75076

**County**

Grayson County

**Type**

Farms, Hunting Land, Ranches, Recreational Land

**Latitude / Longitude**

33.789122 / -96.75799

**Acreage**

2

**Price**

\$475,000

**Property Website**

<https://ttranchgroup.com/property/country-lake-retreat/grayson/texas/102512/>



## Country Lake Retreat Pottsboro, TX / Grayson County

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### **PROPERTY DESCRIPTION**

Welcome to Country Lake Retreat, an inviting property offering the rare opportunity to enjoy both a lake retreat and the tranquility of country living. Located just under five minutes from Lake Texoma, one of the largest reservoirs in the country, this property provides effortless access to the water while maintaining a peaceful, private setting to call home. Whether you're drawn to the open water or simply the slower pace of rural life, this property delivers both without compromise.

### **The Residence**

Thoughtfully designed for comfort and functionality, the approximately 1,600 square foot barndominium features 3 bedrooms and 2 bathrooms with an open-concept layout that makes the most of every square foot. The main living space flows seamlessly from room to room, creating an ideal environment for both everyday living and entertaining guests. Recent upgrades and enhancements throughout add to the home's appeal, offering a move-in-ready experience that lets you settle in and start enjoying the lifestyle from day one.

### **Outdoor Living & Improvements**

Designed to embrace the surrounding landscape, the property's outdoor spaces are as functional as they are enjoyable. An expansive covered porch sets the tone for relaxed evenings and weekend gatherings, providing the perfect vantage point to take in the peaceful countryside setting. A fully fenced yard offers ample room for pets, family, and outdoor entertaining, while a carport and additional covered parking ensure plenty of space for vehicles and recreational equipment alike. A dedicated RV hookup adds further flexibility for guests or extended stays. The centerpiece of the outdoor improvements is a 30x40 shop complete with electricity and a loft, offering versatile space that can serve as a workshop, storage facility, or an additional entertaining area tailored entirely to your needs.

### **The Lifestyle**

This property is built for those who want to live actively and unwind fully, often on the same day. Spend your mornings out on Lake Texoma fishing, boating, or simply cruising the water, then come home to the quiet of the countryside with nothing but open sky and fresh air around you. With ample room for boats, ATVs, trailers, and all the gear that comes with an outdoor lifestyle, Country Lake Retreat is as practical as it is enjoyable. It's the kind of place that's equally suited for a primary residence or a weekend getaway, and either way, it rarely disappoints.

### **Location**

Ideally situated in Pottsboro, Country Lake Retreat combines rural charm with convenient access to key North Texas destinations. Lake Texoma is just 5 minutes away, while Denison is a quick 15-minute drive and Sherman is approximately 20 minutes out. For those with ties to the metroplex, McKinney is about 45 minutes away, with Plano and the greater Dallas area reachable in roughly an hour to an hour and fifteen minutes, close enough for convenience and far enough to feel like an escape.

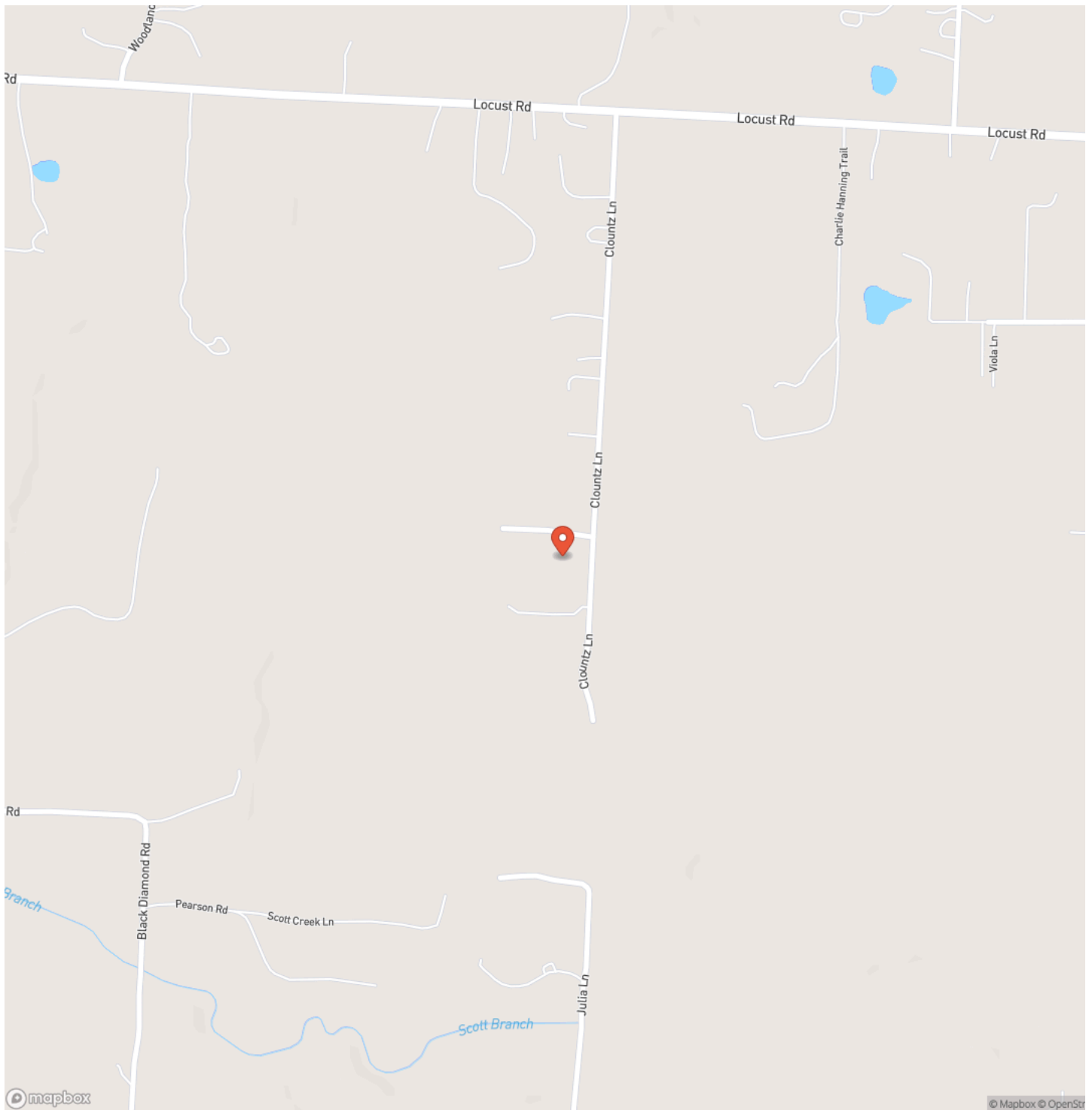
Country Lake Retreat presents a rare balance of accessibility, versatility, and peaceful living, equally suited as a full-time residence or a weekend retreat. Your lake-country lifestyle awaits.



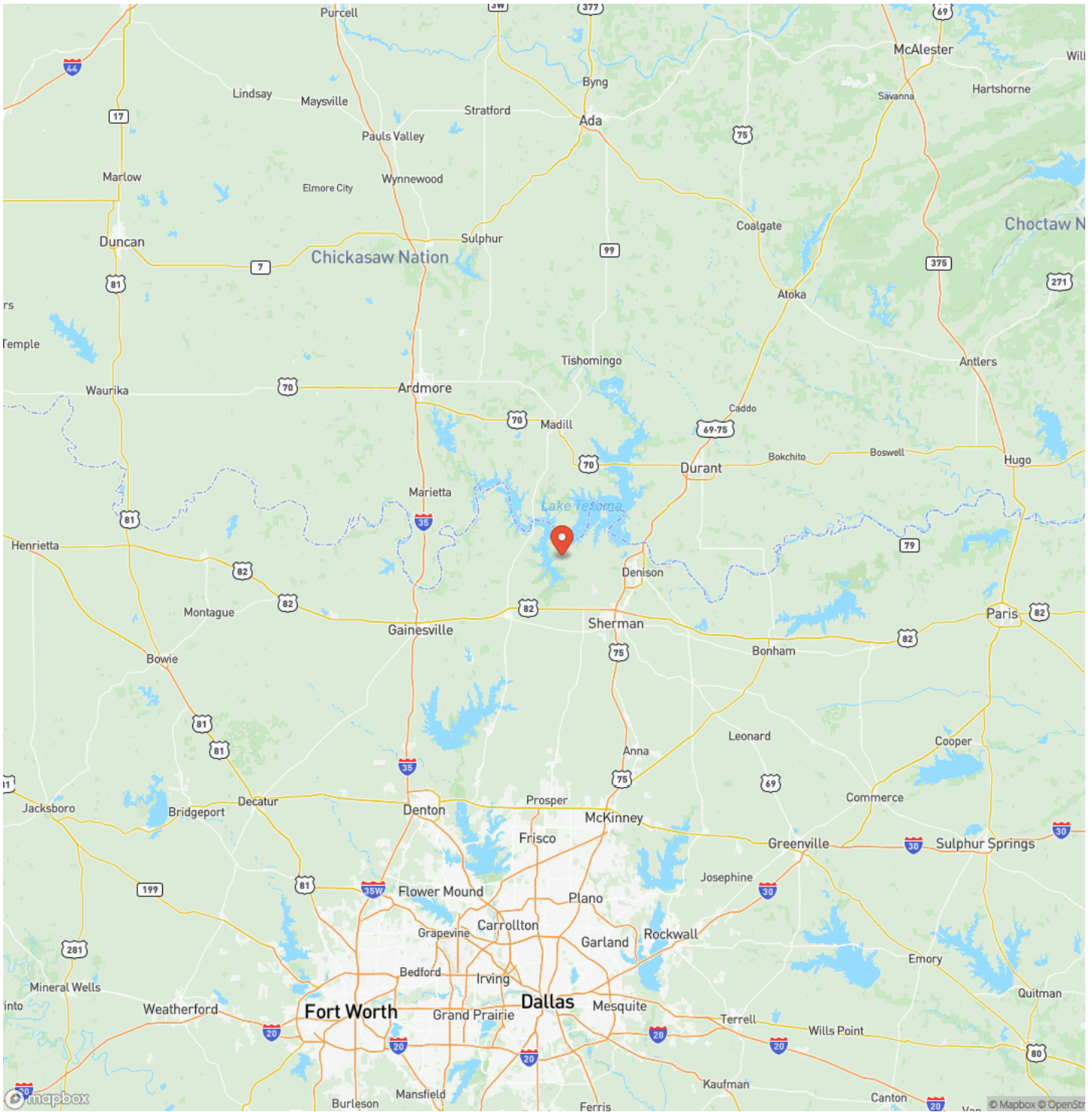
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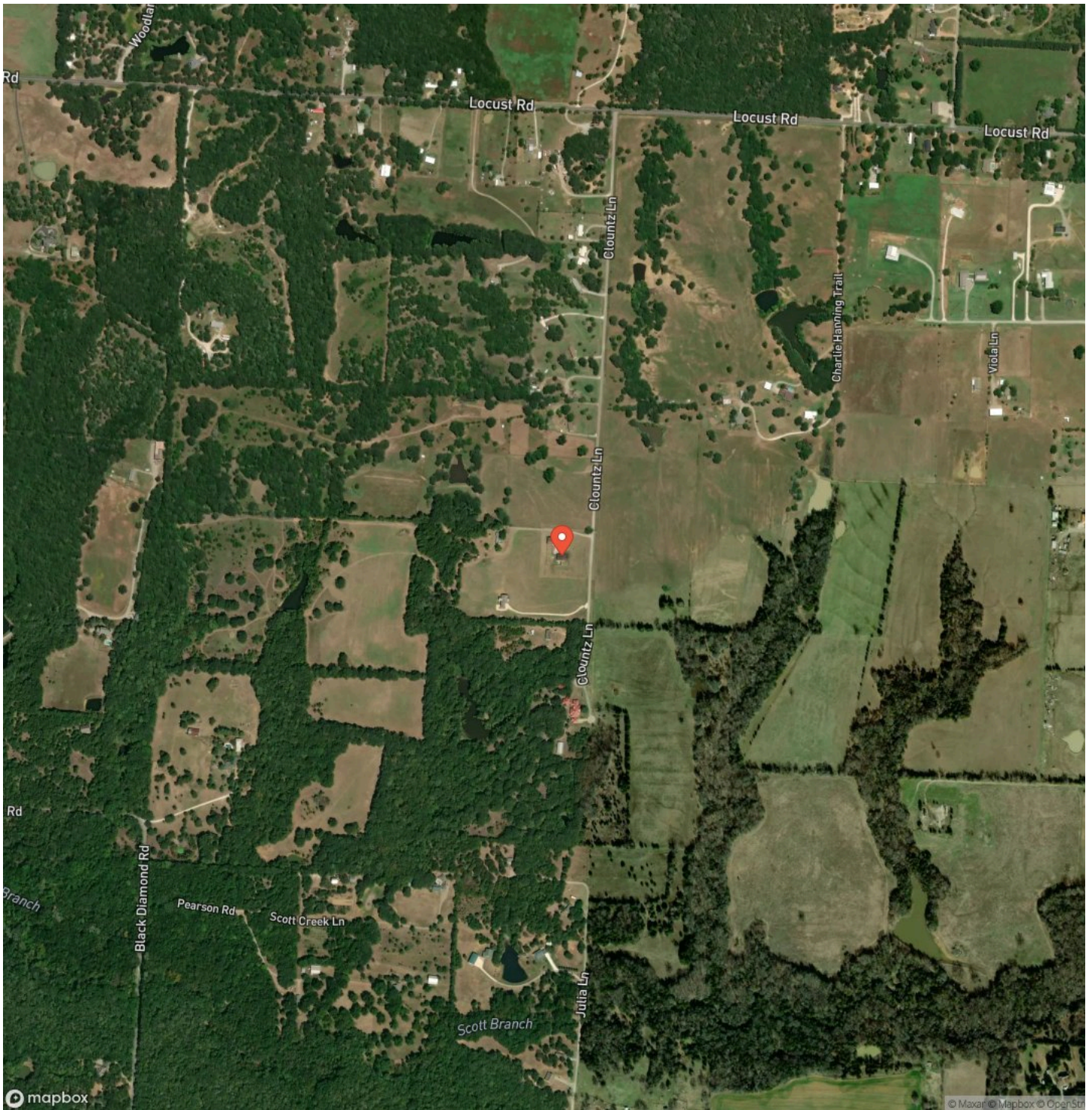
# Locator Map



# Locator Map



## Satellite Map







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