Dogwood Lakes Estate and 408 acres.
6342 County Road 463D
Henderson, TX 75654

$3,950,000.00
408 +/- acres
Rusk County
Dogwood Lakes Estate and 408 acres.
Henderson, TX / Rusk County

SUMMARY

Address
6342 County Road 463D

City, State Zip
Henderson, TX 75654

County
Rusk County

Type
Ranches, Recreational Land, Residential Property

Latitude / Longitude
32.1335 / -94.8800

Dwelling Square Feet
8100

Bedrooms / Bathrooms
3 / 3

Acreage
408

Price
$3,950,000.00

Property Website
Dogwood Lakes Estate and 408 acres.
Henderson, TX / Rusk County

PROPERTY DESCRIPTION

Dogwood Lakes Estate - Henderson, Texas - Rusk County
Beautiful gated property at the end of the county road provide secure privacy and peace of mind as you travel down your mile drive landscaped with pear and crepe myrtle trees. The hard surface road will take you over the dam of the west lake, past the 1500 square foot guest home or rental and ultimately taking you to this Spectacular 8100 SF, 3BR/3.5 BTH/3 CAR GARAGE architectural marvel surrounded by 408 acres of hardwoods and Dogwood trees. The home was once showcased in American Dream Homes Magazine.

From the custom double doors of the Grand Entry/Foyer, to the breath-taking double grand staircase with custom wrought-iron railing, to the Great Room/Trophy Room with 23 ceilings, massive limestone fireplace both hunter enthusiast and those having the most exquisite of tastes in home design will be amazed.

Custom walnut crown molding throughout home, 4 fireplaces, custom white oak hand-scraped hardwood flooring, two-story library with walnut fireplace with granite hearth.

The kitchen/family room/breakfast room providing the heart of the home with custom designed manufactured stone floor to ceiling fireplace, and bay windows offering spectacular views of the lake and property.

Kitchen boasts modern Wolfe, 6 burner gas range/oven, microwave, and subzero refrigerator, along with large walk-in pantry and gorgeous granite island and bar.

Huge master suite with custom limestone fireplace, sitting area with view of lake, patio, and backyard. His and hers dressing areas, counters, walk-in closets, and lavatories. Two large guestrooms located upstairs, each with in-suite baths and walk-in closets. Other features include Man cave or upstairs office/workout room as well as large media/game room. Massive outdoor kitchen and patio area to enjoy morning sunrises.

This gorgeous property has 2 lakes. The bigger 22-acre lake is known as East Lake, and the smaller 9-acre lake is called West Lake both stocked with Florida bass. Each lake has 2 brood ponds that produce feeder fish. No question that these lakes are PWF premier fisheries. Instantly you will notice that this property is a show place. East Lake has produced hundreds of bass over 8 lbs and dozens more over 10 lbs. The lake record is 14.6 lbs. This lake typically produces more fish in the 3 to 8 lb range than the smaller lake, but the smaller lake has produced more double-digit fish. The lake has a maximum depth of 22 feet and lots of timber to target fish.

If this isn't enough the home sits on 408 beautiful acres in the piney woods of East Texas. Other than providing excellent fishing this estate is home to a variety of wildlife species, including 150 B/C whitetail deer, wild hogs, ducks, and various species of small game and predators. Property is fenced with several interior roads and trails providing you and guest access to most areas. It is mixed Timber and pasture with several active oil wells and owners are willing to convey a portion of their minerals and water rights.
with an acceptable offer. Since 2012 property has generated a comfortable revenue stream from mineral, water and timber sales. (details provided to qualified buyers)
Dogwood Lakes Estate is a unique and rare property. Shown by appointment only. Please call to set up your personal tour of this exquisite property.
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MORE INFO ONLINE:
MoreofTexas.com
Dogwood Lakes Estate and 408 acres.
Henderson, TX / Rusk County

Locator Maps

[Maps showing location of Dogwood Lakes Estate]
Dogwood Lakes Estate and 408 acres.
Henderson, TX / Rusk County

Aerial Maps
Dogwood Lakes Estate and 408 acres.
Henderson, TX / Rusk County

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<tr>
<th>Listing Representative</th>
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<td></td>
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<td>Address</td>
<td>518 Tyler st</td>
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MORE INFO ONLINE:
MoreofTexas.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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