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# Trio Texas *Ranch.*

*A private estate on the only hilltop adjacent to Lake Ray Roberts.*

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SHOWINGS • CALL SHOWINGTIME

(800) 746-9464

WWW.TRIOTEXASRANCH.COM

1180 MCREYNOLDS RD • SANGER TX 76266



SCAN FOR TOUR



THE ESTATE • POOL TERRACE AT TWILIGHT

• AN ESTATE, NOT A LISTING

# Trio Texas Ranch

## *Overview.*

An elite, hilltop retreat overlooking one hundred and eighty degrees of breathtaking lakeview, this 7.4-acre estate redefines what it means to live luxuriously. Designed for those who value privacy, prestige, and unparalleled comfort, every corner of this fully-furnished ranch reflects excellence in both style and substance.

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16,500<sup>SQFT</sup>  
HILLTOP HOUSE

180°  
LAKEVIEW

45<sup>MIN</sup>  
TO DFW AIRPORT

• EVERYDAY ENJOY THE BEAUTY

## Two horizons, *one address.*

See the stunning lakefront with a beautiful sunrise, and scenic surroundings with a calm sunset — all from a bird's-eye perspective.



AT SUNRISE

### Wake up to a new beginning.

The calming breeze and golden hues of sunrise over the tranquil lake — from our premium Lakeview lots.



AT SUNSET

### Sunset at its finest.

The valley-facing lots watch the sky come alive every evening — an uninterrupted view of the setting sun.

• PROPERTY HIGHLIGHTS

## Ten reasons *it stands alone.*

01 <b>Hilltop Property</b> Tranquil sunrises and golden-hour sunsets, daily.	02 <b>Eight Master Bedrooms</b> Spacious suites with private balconies and walk-in closets.
03 <b>Two Family Rooms</b> Grand and intimate rooms — every kind of gathering.	04 <b>Theater Room</b> Twelve luxury seats, poker table, popcorn machine.
05 <b>Infinity Pool with Jacuzzi</b> Outdoor oasis with lakeview pool and bubbling spa.	06 <b>Outdoor Grill with Dining</b> Alfresco dining beside a fireplace, with private restrooms.
07 <b>Ten-Car Garage</b> Ample garage space; premium vehicle capacity.	08 <b>Wet Bar for Parties</b> Stylish bar setup — entertain in absolute elegance.
09 <b>Sauna Room</b> Private wellness space for detox and relaxation.	10 <b>Large Utility Room</b> Twin washers, dryers, and prep counters.

### By appointment.

*Private showings scheduled through ShowingTime.*

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# Explore luxury *beyond the ranch.*

Twenty-nine thousand acres of public lake on one side. A university town, a championship speedway, fine dining, and championship golf on the other. The lake's wildest stretches and busiest amenities — all in minutes, from the gate.



01 • State Park

## Lake Ray Roberts State Park

Public beach, walking trails, a natural playground — the family side of the lake.

18 MIN



02 • 351 Acres

## Lake Ray Roberts Recreation Area

Three hundred and fifty-one acres of bottomland — quiet hikes, family recreation, the lake's wild side.

12 MIN



03 • Lakefront

## Lake Ray Roberts Marina

Fishing trips, weekend cruises, sunset rides — five minutes from the gate.

5 MIN



04 • Trail

## Greenbelt Trail Walk

A twenty-mile trail for hiking, biking, and horseback riding — Trinity bottomlands.

10 MIN



05 • Spillway

## Ray Roberts Dam Fishing

White bass and catfish below the dam — well-kept parks, campgrounds, beaches.

12 MIN



06 • USACE

## Army Corps of Engineers

Four hundred and forty-four acres of public greenbelt — federally managed, perpetually preserved.

12 MIN



07 • Fort Worth

## Texas Motor Speedway

Thrilling NASCAR races at this iconic speedway — race weekend within reach.

55 MIN

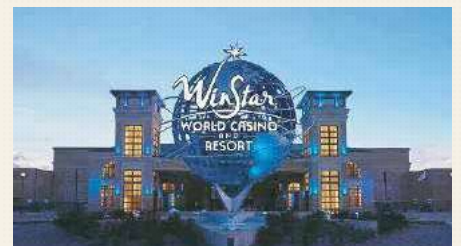


08 • Denton

## University of North Texas

A top-tier public university — academic hub, college-town economy, twenty minutes away.

22 MIN



09 • Thackerville

## WinStar Casino & Golf Club Academy

Championship golf, fine dining, high-end leisure and entertainment — the Oklahoma line.

28 MIN