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Real Broker, LLC

BLUEBIRD HAVEN ESTATES

**601 E COLLARD ST.
MADISONVILLE, TX 77864**

LIST PRICE \$2,590,000

Bluebird Estates is a stunning 30-acre income-producing estate in Madisonville, TX featuring a fully renovated 5-bed, 5-bath home currently operating as a turnkey Airbnb, alongside a modern 4,350 sq ft wedding and event venue that is fully operational with full staff. This unique property offers comfortable living, serene landscapes, and established revenue streams—all in one exceptional package.

New Price!



MATTHEW TANEL
YOUR DALLAS REALTOR



(972) 804-3967



Matthew@matthewtanel.com

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Matthewtanel.com

THE HOUSE

ABOUT HOUSE

🏡 **4,315sqft** renovated Southern Colonial home with classic architecture and modern updates

🛏️ **5 spacious bedrooms & 5 full bathrooms**, ideal for hosting or multigenerational living

☀️ **Window-wall sunroom** offering serene views of the expansive backyard and wildlife

🪵 **Beautiful hardwood floors**, high ceilings, and elegant finishes throughout

🍽️ **Open-concept** kitchen and living spaces perfect for entertaining or relaxing

🎮 **Oversized game room** provides flexible space for fun, work, or media

🌿 **Private upstairs balcony** overlooking lush grounds and mature trees

🔒 **Gated entry and circle drive** create a private, grand arrival experience

🏡 **Being sold fully furnished**—currently operating as a profitable, turnkey Airbnb



THE LAND

ABOUT LAND

• **30 fully fenced & gated acres** offering privacy, security, and a park-like setting

• **Paved circle drive** and long gravel road leading to an expansive guest parking area

• **Scenic pond** with walk-out pier, waterfall, and illuminated fountain—ideal for events and photography

• **Winding walking trails** shaded by mature oak trees and lined with flowering plants

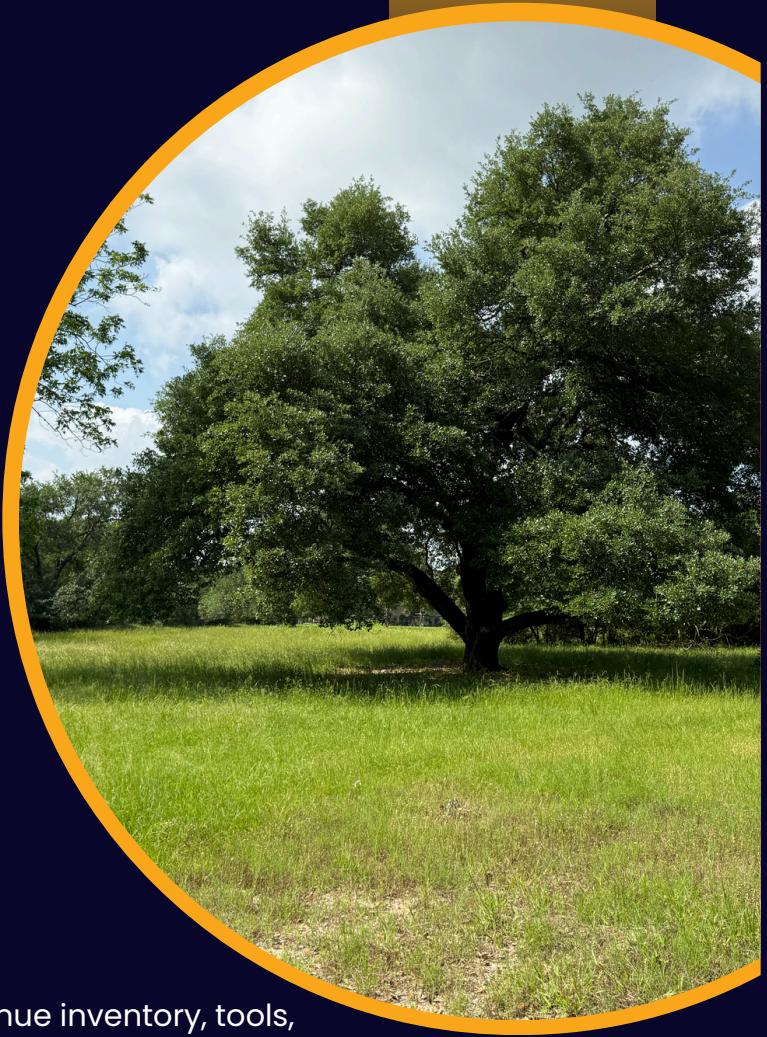
• **Multiple indoor/outdoor ceremony** and photo-ready locations including custom-crafted gazebos and garden vignettes

• **Fully operational water well** supports irrigation, landscaping & pond level

• **Large storage barns and utility buildings** for venue inventory, tools, or expansion needs

• **Outdoor recreation amenities** including a pickleball court and playground

• **Incredible sunset views** and natural backdrops that elevate every guest experience



THE VENUE

ABOUT VENUE

📍 **4,350sqft modern barndominium-style** venue with striking white exterior and black trim

🏡 **Large covered front porch** and extended outdoor porches on either side.

🎵 **Vaulted ceilings** with exposed wooden beams, decorative lighting, and full surround sound system

🎭 **Spacious stage** and open floor plan perfect for weddings, receptions, and corporate events

🥂 **Grand foyer** with built-in bar, lounge area, and restrooms designed for high guest flow

👰 **Luxury upstairs bridal suite** that doubles as a private honeymoon retreat

🏡 **Fully Furnished** - Sale includes all tables, chairs, and elegant décor for turnkey operation

👨‍👩‍👧 **Fully staffed** with experienced team and venue manager willing to stay on

📅 **Designed for year-round bookings** with climate-controlled interiors and covered outdoor space

🌟 **Picturesque backdrops** and ceremony sites across the estate to elevate event offerings

💼 **Perfect for weddings**, corporate retreats, private events, and brand activations

