

# Residential Detail

SubType	Beds	Baths	Price	MLS number
>=10ac	3	2.0	389,000	#####



Legal	Abstract 295, County block 1063, Tract 16. W. Survey			
Status	Active	Recent Change		Price Change
Exterior	Stucco	I.S.D.		Troup
LotSqFt	2,178,000	Acreage		50.0
LandDim	1086' x 1043'	County		Cherokee
Tax/SCE	\$2,394.14 ('16), AD	Exemptions		H--homestead
City	Troup	Year Built		1980
Zip	75789	State	TX	Zone
X Street	S.H. 135	Htng/Cooling		H Pump, Elec Air
StndtFtr	Beautiful setting and gorgeous home.			

1247	C.	4913	
RoadType	CR	Subdiv	No
Avl/Pos	A few days after closing		

## NarrtveDscrptn

**REDUCED \$50,000!!! CHARMING STUCCO HOME ON 50 BEAUTIFUL WOODED ACRES.** Set back from the road is a white stucco home with so much character. Wood burning fireplace, central air/heat, wonderful vinyl floors that look look like wood, split bedroom arrangement. All in mint condition. Relax on the front porch or the back deck at the end of the day. Tons of updates over the last 2 years. Also 30' x 24' workshop on slab. Explore the acreage on the trails, check out the 2 ponds and see all the wildlife. Only a few minutes from Troup.

**Directions:** From the intersection of S.H. 135 & S.H. 110 in Troup, S. on 135 for 1.5 miles to right onto C.E. 4913 for on mile to property on left. Look for sign.

H/C SqFt	1,860.0	FamRoom	Yes	Water	Pond(s)	Pool	No
Style	Traditional	Den	No	Range	Yes	SecSys	No
Stories	1	GameRoom	No	StoveTop	No	LawnSprink	No
Floors	Crpt, Vinyl	Office	No	Oven(s)	No	PropTank	No
Interior	Sheetrock	Study	No	HoodVent	Yes	Intercom	No
Foundation	Slab	Loft	No	DW	Yes	Grill	No
Roof	30-year, Comp	Laundry	Yes	Disposal	No	HOAssoc	No
Windows	Metal, Double	Breakfast	Yes	Washer	No	Dues	0
#Rooms	9	DR	No	Dryer	No	DuesPer	N/A
MasterBR	Yes	FormalLR	No	Compactor	No	WaterSup	Well
BR#2	Yes	OtherRm	----	IceMaker	No	AvgWater	0
BR#3	Yes	OtherRm	----	Microwave	Yes	Sewer	Septic
BR#4	----	OtherRm	----	#CeilFans	1	ElecCo	Co-op
BR#5	----	OtherRm	----	#WBFP(s)	1	AvgElect	150
BR#6	----	OpenPatio	No	#FPInsert	0	GasCo	None
MasterBA	Yes	CovdPatio	Yes	WoodHeat	No	AvgGas	0
Bath#2	Yes	Porch	No	Refrig	No	PhoneCo	Frontier
Bath#3	----	Deck(s)	Yes	WatSoft	No	CableCo	None
Bath#4	----	Gazebo	No	OtherApl	----	SanSer	Private Rural
Bath#5	----	Barn	No	OtherApl	----	HOW	No
HalfBA#1	----	Shop	30' x 24'	AtticFan	No	Builder	Unknown
HalfBA#2	----	StorBldg	No	Antenna	Yes	RoadSurf	Asphalt
CarStorage	2, Att, CP	Fencing	Perimeter, Bar	Satellite	Yes	ADA Acc	No
DoorOpnr	No	OthrStruc	Well House	CentVac	No	Minerals	All Owned
Basement	No	Terrain	Sloped	Jacuzzi	No	Vegetation	Lawn
Attic	Yes	Views	Near	HotTub	No	DeedRestr	No
		Kitchen	w/ break. bar				