

# Residential Detail

|         |      |       |            |            |
|---------|------|-------|------------|------------|
| SubType | Beds | Baths | Price      | MLS number |
| >=10ac  | 3    | 2.5   | 15,000,000 | #####      |



|         |            |           |
|---------|------------|-----------|
| 21824   | U.         | 69 S      |
| RoadTyp | US         | Subdiv No |
| Avl/Pos | Negotiable |           |

|          |                                 |               |                  |
|----------|---------------------------------|---------------|------------------|
| Legal    | See Narrative                   |               |                  |
| Status   | Active                          | Recent Change | New Listing      |
| Exterior | HardiBoard                      | I.S.D.        | Bullard          |
| LotSqFt  | 11,710,626                      | Acreage       | 268.83           |
| LandDim  | Irregular                       | County        | Smith            |
| Tax/SCE  | \$6,074.09 ('16), AD            | Exemptions    | A--farm          |
| City     | Bullard                         | Year Built    | 2008             |
| Zip      | 75703                           | State         | TX               |
| X Street | C.R. 145                        | Zone          | None             |
| StndtFtr | Awesome area of growing Bullard |               |                  |
|          |                                 | Htng/Cooling  | H Pump, Elec Air |

## NarrtiveDscrptn

268.839 fabulous acres of land on both sides of U.S. 69, just north of Bullard. Fabulous views over land that will soon be developed to accommodate Bullard's growth. Property backs up to Kiepersol Estates and a nice subdivision on the eastern end. There is a beautiful pond on the property and the land has a nice roll to it w/ mixed pasture and woods. There is a great home on the west side of the highway (See details below) and a second home on the east side of the highway that could serve as a rental or guest home. This property is very convenient to Tyler and will make a great investment for future development. Give us a call for a tour of t

Directions: The entrance to the main home is on the west side of U.S. 69, .8 miles south of McKellar Road. The eastern entrance is directly across the highway.

|            |                |           |               |           |         |            |                 |
|------------|----------------|-----------|---------------|-----------|---------|------------|-----------------|
| H/C SqFt   | 2,976.0        | FamRoom   | 23' x 17'     | Water     | Pond(s) | Pool       | No              |
| Style      | Traditional    | Den       | No            | Range     | No      | SecSys     | Yes             |
| Stories    | 1              | GameRoom  | No            | StoveTop  | Yes     | LawnSprink | Yes             |
| Floors     | Crpt, Hrdwd, O | Office    | No            | Oven(s)   | Yes     | PropTank   | No              |
| Interior   | Sheetrock      | Study     | No            | HoodVent  | Yes     | Intercom   | No              |
| Foundation | Slab           | Loft      | No            | DW        | Yes     | Grill      | No              |
| Roof       | 30-year compo  | Laundry   | 11.5' x 5.5'  | Disposal  | Yes     | HOAssoc    | No              |
| Windows    | Vinyl Clad, Do | Breakfast | 15' x 10'     | Washer    | No      | Dues       | 0               |
| #Rooms     | 10             | DR        | 14' x 12'     | Dryer     | No      | DuesPer    | N/A             |
| MasterBR   | 23' x 16'      | FormallR  | No            | Compactor | No      | WaterSup   | Southern Utilis |
| BR#2       | 15' x 11.5'    | OtherRm   | 13.5' x 13.5' | IceMaker  | Yes     | AvgWater   | 39              |
| BR#3       | 12' x 11.5'    | OtherRm   | ----          | Microwave | Yes     | Sewer      | Septic          |
| BR#4       | ----           | OtherRm   | ----          | #CeilFans | 6       | ElecCo     | Co-op           |
| BR#5       | ----           | OtherRm   | ----          | #WBFP(s)  | 1       | AvgElect   | 200             |
| BR#6       | ----           | OpenPatio | No            | #FPInsert | 0       | GasCo      | None            |
| MasterBA   | 16.5' x 14'    | CovdPatio | No            | WoodHeat  | No      | AvgGas     | 0               |
| Bath#2     | 13' x 11'      | Porch     | 108' x 10.5'  | Refrig    | Yes     | PhoneCo    | CenturyLin      |
| Bath#3     | ----           | Deck(s)   | No            | WatSoft   | No      | CableCo    | CenturyL.       |
| Bath#4     | ----           | Gazebo    | No            | OtherApl  | ----    | SanSer     | Private Rural   |
| Bath#5     | ----           | Barn      | No            | OtherApl  | ----    | HOW        | No              |
| HalfBA#1   | 9.5' x 4.5'    | Shop      | No            | AtticFan  | No      | Builder    | Pate            |
| HalfBA#2   | ----           | StorBldg  | No            | Antenna   | No      | RoadSurf   | Asphalt         |
| CarStorage | 2, Att, Gar    | Fencing   | None          | Satellite | No      | ADA Acc    | No              |
| DoorOpnr   | Yes            | OthrStruc | ----          | CentVac   | No      | Minerals   | To Be Retained  |
| Basement   | No             | Terrain   | Rolling       | Jacuzzi   | Yes     | Vegetation | Lawn, Inprvd P  |
| Attic      | Yes            | Views     | Distant       | HotTub    | No      | DeedRestr  | No              |
|            |                | Kitchen   | 22' x 21'     |           |         |            |                 |