

# Residential Detail

SubType	Beds	Baths	Price	MLS number
<10ac	3	2.5	459,000	#####



Legal	Abstract 53, County Block 2215, Tracts 9D, 9E & 9F, J.Vaughn Surv			
Status	Active	Recent Change	Price Change	
Exterior	Brick, Stone	I.S.D.	Bullard	
LotSqFt	248,030	Acreage	5.69	
LandDim	Rectangular	County	Cherokee	
Tax/SCE	\$4,43.92 ('18), AD	Exemptions	O--over 65	
City	Bullard	Year Built	2004	
Zip	75757	State	TX	Zone
X Street	F.M. 346	Htng/Cooling	H Pump, Elec Air	
StndtFtr	Beautiful, treed hilltop setting w/ lakeview.			

177	C.	3504	
RoadTyp	CR	Subdiv	No
Avl/Pos	30 Days		

### NarrtveDscrptn

Beautiful hilltop, treed setting w/ million dollar views Lake Palestine. Very well kept home w/ lots of rooms. Pretty laminate, ceramic a carpet floors. Wood-burning fireplace. The house is at the top of the hill and the land is nicely rolling with scattered trees. There is a large back patio off the back sunroom. 17.5' x 11' sitting/piano room. Additional adjacent acreage is available. Also lots of fruit trees. New roof in 2017.

Directions: From the intersection of F.M. 855 & F.M. 346, N. on 346 for one quarter mile and left onto C.R. 3504 for 300' to sign and entrance on the left.

H/C SqFt	2,441.0	FamRoom	No	Water	None	Pool	No
Style	Traditional	Den	19.5' x 17'	Range	Yes	SecSys	Yes
Stories	1	GameRoom	No	StoveTop	No	LawnSprink	No
Floors	Crpt, Cermc, O	Office	No	Oven(s)	Yes	PropTank	Yes
Interior	Sheetrock	Study	7.5' x 7'	HoodVent	Yes	Intercom	No
Foundation	Slab	Loft	No	DW	Yes	Grill	No
Roof	30-year, Comp	Laundry	12.5' x 5'	Disposal	No	HOAssoc	No
Windows	Metal, Double	Breakfast	12' x 10.5'	Washer	No	Dues	0
#Rooms	14	DR	13' x 12.5'	Dryer	No	DuesPer	N/A
MasterBR	13.5' x 13'	FormallR	No	Compactor	No	WaterSup	Southern Utilis
BR#2	12' x 11.5'	OtherRm	Piano/Sitting	IceMaker	No	AvgWater	45
BR#3	11.5' x 10.5'	OtherRm	----	Microwave	No	Sewer	Aerobic
BR#4	----	OtherRm	----	#CeilFans	4	ElecCo	Oncor
BR#5	----	OtherRm	----	#WBFP(s)	1	AvgElect	300
BR#6	----	OpenPatio	32' x 11.5'	#FPInsert	0	GasCo	None
MasterBA	12.5' x 11'	CovdPatio	No	WoodHeat	No	AvgGas	0
Bath#2	11.5' x 5'	Porch	10.5' x 6.5'	Refrig	No	PhoneCo	CenturyLin
Bath#3	----	Deck(s)	No	WatSoft	No	CableCo	None
Bath#4	----	Gazebo	No	OtherApl	----	SanSer	Private Rural
Bath#5	----	Barn	No	OtherApl	----	HOW	No
HalfBA#1	4.5' x 4.5'	Shop	No	AtticFan	No	Builder	Northern Home
HalfBA#2	----	StorBldg	20' x 10'	Antenna	No	RoadSurf	Asphalt
CarStorage	2, CP	Fencing	Barbed	Satellite	Yes	ADA Acc	No
DoorOpnr	No	OthrStruc	----	CentVac	No	Minerals	All Owned
Basement	No	Terrain	Sloped	Jacuzzi	Yes	Vegetation	& Pasture, Law
Attic	No	Views	Distant	HotTub	No	DeedRestr	No
		Kitchen	22' x 12.5				