# **Spacious Brick Home on Corner Lot**

Dickerson Real Estate | 254-485-3621 | pauladonaho@gmail.com



## **Property Address**

1110 N. Neblett Stephenville, Texas 76401

## **Property Highlights**

- Price: \$134,999.00
- Acres: 0.70
- County: Erath
- State: Texas
- Closest City: Stephenville

• Property Type: Residential Property

## **Property Description**

**Spacious 3-4/2/2 brick home sitting on over half an acre on a corner lot**. Home has a kitchen with an abundance of built-in cabinets, a large living room and formal dining room, original hardwood floors, carpeted master bedroom, a large utility room, plus a new AC unit. The property has a huge fenced backyard, storage building, and beautiful pecan trees. The home needs a little TLC but will make a great place to live and is well worth the look. Makes for a great house for your college student, a family home, or for rental property. **For additional information contact Paula Donaho at 254-485-3621.** 

#### Location

- In the City Limits of Stephenville, TX
- 5 Miles to <u>Tarleton State University</u> and 2 Minutes to <u>Ranger College –</u> <u>Erath County Campus</u>
- 1 ½ hours to DFW Airport
- <u>Stephenville ISD</u>

#### Property Features

- Spacious Brick Home on Corner Lot with New AC Unit
- 12 x 24 Storage Building
- Minutes to Tarleton State University or Ranger College, Erath County
- Perfect for College Student, Family Home, or Rental Property

#### Home Features

- 2053 Square Feet, 3-4 Bedrooms, 2 Baths, and 2-Car Garage
- Utilities: City Water & Sewer

## **Driving Directions**

Go East on W. Lingleville Rd then turn right onto Neblett St. The house will be on your right at the corner of Neblett St. and Elm St.



Paula Donaho pauladonaho@gmail.com 254-485-3621 150 N. Harbin Dr. Stephenville, TX 76401 PaulaDonaho.com

More details at landsoftexas.com/listing/3634664







#### **Customer Full Residential**

ementary School:   Central   Middle School: Intermediate School:   High School:   Stephenvil Junior High School:     ving Room:   20 x 13 / 1 edroom:   Master Bedroom:   16 x 15 / 1 Bedroom:   Junior High School:   Stephenvil     ving Room:   20 x 13 / 1 edroom:   Master Bedroom:   13 x 14 / 1 Kitchen:   Junior High School:   Stephenvil     ud Room:   13 x 10 / 1 ud Room:   Dryer Hookup- Electric, Room for Freezer, Washer Hookup   Kitchen:   11 x 13 / 1   Built-in Cabinets     visig Type:   Single Detached tyle of House:   Traditional   Kitchen Equipment:   Dishwasher, Range/Oven-Electric     visit Size/Acreage:   .5 Acre to .99 Acre   Alarm/Security:   Flooring:   Carpet, Concrete, Vinyl, Wood     certerior Features:   Patio Covered, Storage Building   Flooring:   Carpet, Concrete, Vinyl, Wood     oonstruction:   Brick   Green Certification: Handicap Amenities: Activard Pool Feat:   Aerial Photo     vpe of Fence:   Chain Link   Proposed Financing: Possesion:   Proposed Financing: Possesion:   Aerial Photo	4LS#: <b>13498901</b>	N	Active	1110 N Neblett	ST	Stephe	enville	76401-2352	LP:	\$134,999
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Prepared By: PAULA DONAHO / Dickerson Real Estate on 2016-11-22 19:57

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### 1110 N Neblett St, Stephenville, TX 76401-2352, Erath County

#### **Building 1**

Size Selected: 700x640



