

Agent Full Report

MLS#: 13413322 N Active		991 S Buffalo ST		Canton	75103-1813	LP:	\$89,900
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Category:	Residential	Type:	RES-Single Family Orig LP:	\$89,900
Area:	36/1	Also for Lease:	N	Lst \$ / SqFt: \$71.35
Subdv:	Beard	Lease MLS#:		
County:	Van Zandt	Lake Name:		
Parcel ID:	R000001204	Plan Dvlpmnt:		
Lot:	Block: PT	Legal:	ACRES: 0.240 BLK: PT 13 LOT: ADDN: BEAR	
Multi Prcl:	No	MUD Dst: No	Unexempt Taxes: \$1,374	

Bedrooms:	3	Tot Baths:	2.0	Liv Areas:	1	Stories:	1
Fireplaces:	1	Full Baths:	2	Dining Areas:	1	Pool:	No
Sec Sys:	No	Half Baths:	0				

SqFt:	1,260 / Tax	Appraiser Name:		Hdcp Am:	No
# Gar Spaces:	0	Cvrd Park:	0		
# Carprt Spcs:	0	Garage Size:		Yr Built:	1940 / Preowned
Acres:	0.240	Lot Dimen:		Will Subdiv:	No
HOA:	None	HOA Dues:			
HOA Co:		HOA Co.Phone:			
Accessory Unit:		Accessory Unit Type:			

Recent: 07/02/2016 : NEW

School Dist:	Canton ISD	Middle School:		High School:	Canton
Elementary School:	Canton	Intermediate School:	Canton	Junior High School:	Canton

Living Room:	18 x 14 / 1	Master Bedroom:	13 x 12 / 1	Custom Closet System, Walk-in Closets
Kitchen:	15 x 9 / 1	Utility Room:	10 x 7 / 1	Utility Closet
	Breakfast Bar, Built-in Cabinets, Dual Sinks, Farm Sink			
Dining Room:	14 x 10 / 1	Bedroom:	13 x 11 / 1	
Bedroom:	12 x 11 / 1	Full Bath:	/ 1	Garden Tub
Full Bath:	/ 1			
	Separate Shower			

Housing Type:	Single Detached	Fireplace Type:	Masonry Box
Style of House:	Victorian	Kitchen Equipment:	Built-in Microwave, Cooktop - Gas, Dishwasher, Over -Gas
Lot Size/Acreage:	Less Than .5 Acre (not Zero)	Alarm/Security:	
Lot Description:	Heavily Treed	Flooring:	Wood
Exterior Features:		Heating/Cooling:	Central Air-Elec, Central Heat-Gas
Construction:	Wood	Green Features:	
Foundation:	Pier & Beam	Green Certification:	
Roof:	Composition	Handicap Amenities:	
Parking/Garage:	On Street	Possession:	Closing/Funding
Street/Utilities:	City Sewer, City Water, Concrete, Curbs	Showing:	Combo Lock Box
Interior Features:	Cable TV Available, High Speed Internet Available, Window Coverings		

Property Description: Charming 1940 Vintage Cottage is cheerful yellow, almost hidden in the trees. Home has updated kitchen & 1 of the 2 baths, WI C Added vintage features include fireplace treatment, window treatments, columns into the dining from Living, chandeliers various places, and a light panel on the pass thru from kitchen to dining area. Great location on beautiful Buffalo near other vintage homes. Roof 1yr old. Near Canton Elem, big trees, cov side porch.

Excludes: Vintage style decor remains with the home, but the pieces of vintage furniture in the home are not included.

Public Driving: From the Courthouse on the Square, take Buffalo Street South until just North of the Canton school administration building.

Directions: Home is on the right side corner, Number 991.

Private Remarks:

Loan Type:	Treat As Clear	Bal:	\$89,900	Int Rate:		Pmt Type:		Payment:	
Lender:		Orig Date:		2nd Mortg:	No	Possible Short Sale:			

SUB: 0%	BAC: 3%	Var: No	List Type: Exclusive Right to Sell/Lease	CDOM: 2	DOM: 2	LD: 07/01/2016	XD: 12/27/2016
LO:	TCCN01	The Country Connection	(903) 567-1146	Fax:		Off Website:	http://www.thecountrycon
LO Addr:	Po Box 1178	Canton, TX 75103		Office Email:		Off Supervisor:	
LA:	0194512	Clark Scarborough	(903) 567-1146	Fax:		Brk Lic#:	0194512
LA Cell:				LA Other:			
LA Email:	clark@thecountryconnection.com			LA Website:	www.thecountryconnection.com		
LA 2:				LA 2 Contact:			
Pref Title Co:				Location:			

Call:		Appt:		Owner Name:	AS RECORDED
Keybox #:	0000	Keybox Type:	Combo	Seller Type:	Individual(s)
Show Instr:	Call office for appointment and combo box code.			Occupancy:	Vacant
Open House:				Owner Permission To Video:	Yes

Prepared By: Clark Scarborough / The Country Connection on 2016-07-03 18:29

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