

1600 E. FM 1301 | Wharton | TX | 77488

\$499,500



Situated on 6+ acres in the heart of Wharton's economic development, this home offers the conveniences of city living with a ton of country flair.

Huge live oaks will greet your visitors as they travel the curved driveway leading to this beautiful ranch style home. Upon entering, they will be drawn in to the large living area centered by a beautiful wood burning fireplace.

Ideal for intimate, as well as, large gatherings, the open floor plan leads you to the spacious country kitchen with a large island and built in breakfast area. Adjoining the kitchen is the dining room with direct access to the covered patio.

At the end of the night, homeowners can retreat to the spacious master bedroom. Unwind in the spa like en suite featuring custom cabinetry, granite and a large walk in shower with custom floor to ceiling tile.

If you prefer outdoor entertainment, you and your guests will enjoy the sounds of the country from the patio overlooking the in ground pool, hot tub and gorgeous landscaping.

The spacious air conditioned shop, full bath and office space offer an ideal solution if you operate an at home business or if you are just looking to tinker on small or large projects!



Living Room w/ Vaulted Ceilings



Country Kitchen w/ Lg. Island



Large Workshop

- 3 bedrooms
- 2.5 baths
- 2015 Taxes \$6845.08
- Dry bar
- In ground heated pool
- Hot tub
- Air conditioned shop
- Irrigation system
- RV parking
- Gated entry
- 6+ acres
- MLS #69039220



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OUR PEOPLE MAKE THE DIFFERENCE!



Lush Landscaped Yard

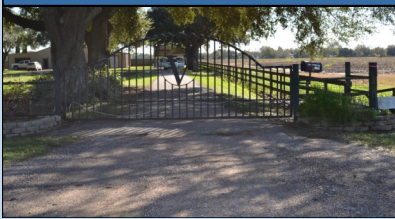


Gameroom



Master Bedroom

Gated Entry



Walk in Pantry



1/2 Bath



Master Bath



Beautiful Live Oaks



Side Entrance to Pool Area



Lush Landscaped Yard



Covered Patio



RV Parking



Boling Hwy

Stadium Rd

E Boling Hwy

1301

Lakeshore Dr

Soil Map—Wharton County, Texas



Map Scale: 1:1,660 if printed on A landscape (11" x 8.5") sheet.

0 20 40 80 120 Meters

0 50 100 200 300 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84




**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey


1/15/2016
Page 1 of 3


MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Wharton County, Texas
Survey Area Data: Version 10, Sep 21, 2015

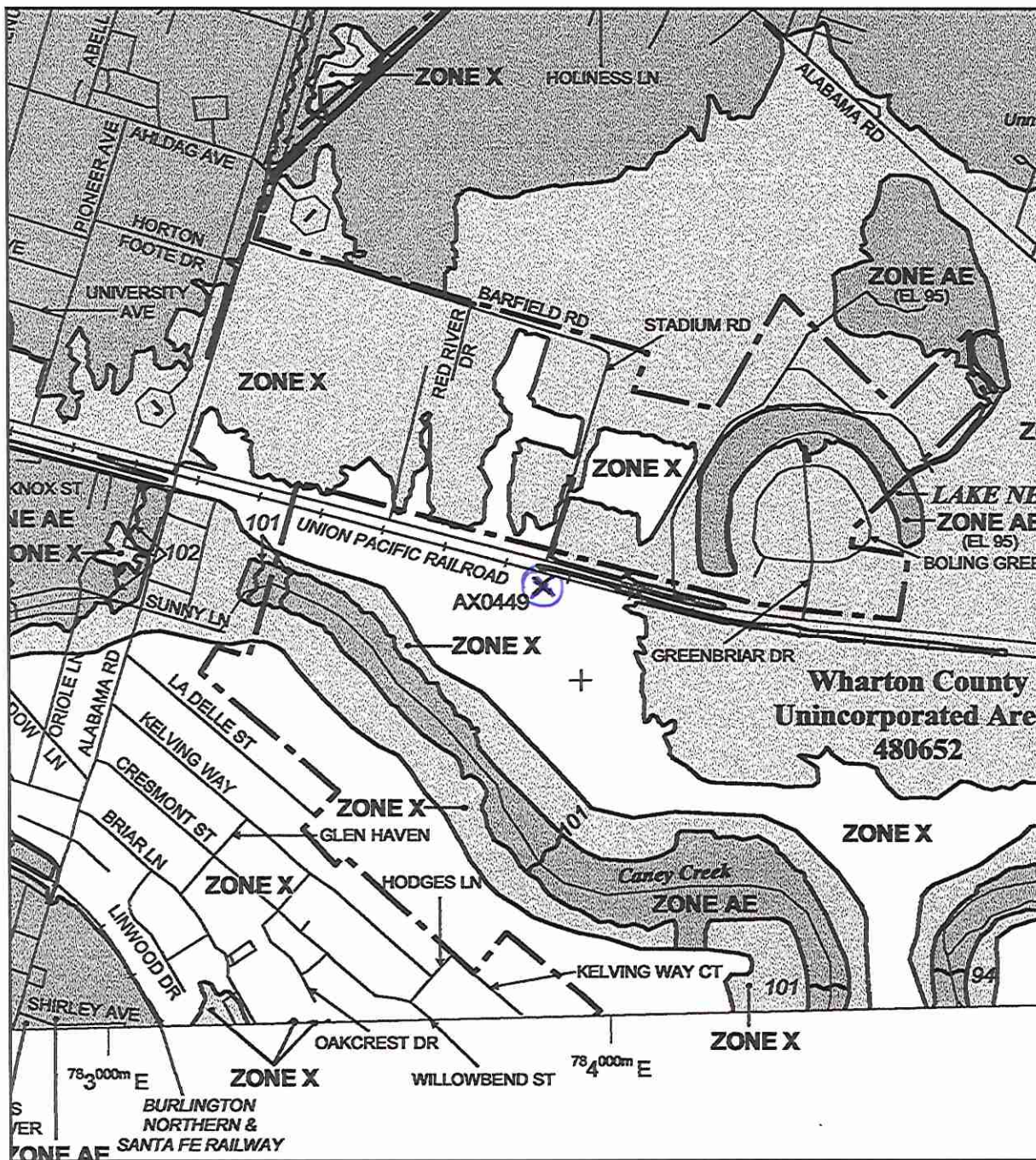
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 27, 2011—May 14, 2011

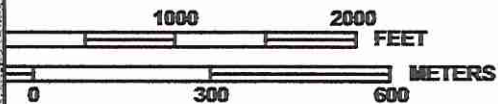
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Wharton County, Texas (TX481)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
NoA	Norwood loam, 0 to 1 percent slopes, rarely flooded	6.5	100.0%
Totals for Area of Interest		6.5	100.0%



MAP SCALE 1" = 1000'



PANEL 0355E

FIRM

FLOOD INSURANCE RATE MAP

WHARTON COUNTY,
TEXAS
AND INCORPORATED AREAS

PANEL 355 OF 775

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
WHARTON, CITY OF	480654	0355	E
WHARTON COUNTY	480652	0355	E

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
48481C0355E

EFFECTIVE DATE
APRIL 5, 2006

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov