



## **672 FM 90 Canton, Texas 75103**

**3050 Sq Ft \* approx 51 acres  
3 bedroom, 2 full and 1 half bath**

Back Porch Ceiling Fans

Exterior Plugs

Exterior Plugs in Eaves for Lights

Cedar Post

Flagstone Walkway

Hardi Board Exterior Trim

500 Gallon propane Tank-owned

Sprinkler System in Front Yard

2 Ponds

### **BARN**

40x80 Metal Barn, Concrete Slab

2-16' Roll Up Doors

2-36" Roll Up Doors

1-Walk Thru Door

2-Roof Vents

WW Cattle "Large" Chute w/palp cage

Electronic Scale

Sweep Tub and Alleyway

Grain Silo

Electric and Water

3 Bedroom, 2 1/2 Bath, Living Room, Game Room

Study, Formal Dining Room, Kitchen, Kitchen Nook,

Laundry/Utility Room

### **Available For Purchase**

Pool Table

Bar Stools at Kitchen Bar

Formal Dining Room Table and Hutch

16' Ceiling in Living Room and Foyer

Cove Lighting in Living Room and Foyer

Wood Blinds

Flagstone Flooring in Foyer and Dining

3/4" Red Oak Flooring

Unique Leather Wainscoting in Dining Room

Wired For Surround Sound in Living Room

Split System A/C—a 5 ton and 2 ton

2 Step Crown Throughout Home

Oversize Cove Base Throughout Home

Ceramic Tile in Bathrooms

Cedar Beams in Study and Dining Room

Tilt Sash Windows

42" Front Door

Thermostat Controlled Fireplace-Gas Radiant Logs

8' Tall Stone Hearth

Alarm System

Jetted 6' "Jacuzzi" Tub

Master Shower has Rain Head and 2 Body Sprays

Large Walk In Master Closet

Antique Dresser Vanities

Granite Counter Tops

Unique Copper Kitchen Bar Lights

6 Burner Stainless Commercial "U.S. Range" Gas

Stainless Bosch Dishwasher

Stainless Vent a Hood by "Vent a Hood"

Kenmore Elite Side by Side Stainless Fridge

Custom Painted TX Themed Polyed Concrete Floor in Game Room

Wet Bar in Game Room

Extra Gas Outlet in Game Room

Large Attic