

443 CR 1452
Bonham, TX 75418



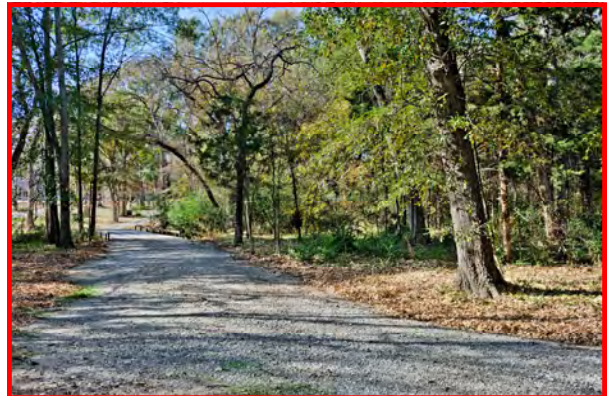
RES- REAL ESTATE SERVICES

MCKISSICK & ASSOCIATES
972.562.9090

1515 Heritage Drive #209
McKinney, TX
214-533-5146 - Cell
cmckissick@resmckinney.com
www.resmckinney.com

[Click here for Virtual Tour](#)

- ◆ 3,568 Square Foot Home
- ◆ 5 Bedrooms, 4 Bathrooms, 2 Living Areas Dining Room, and Study
- ◆ House Sits on 4.476 Heavily Wooded Acres
- ◆ Adjacent Lot is 3.645 Acres
- ◆ 8.121 Acres Total
- ◆ Fannin County, TX
- ◆ Bonham ISD
- ◆ Reduced to \$359,900



Information provided is deemed reliable but is not guaranteed or in any way warranted by the Owners of RES—Real Estate Services.
Information is subject to corrections, errors, omissions, prior sale or withdrawal without further notice.



The home is appointed with beautiful wood built-ins, stone fireplace, and hardwood floors. The large kitchen, breakfast nook, and utility room have travertine floors throughout

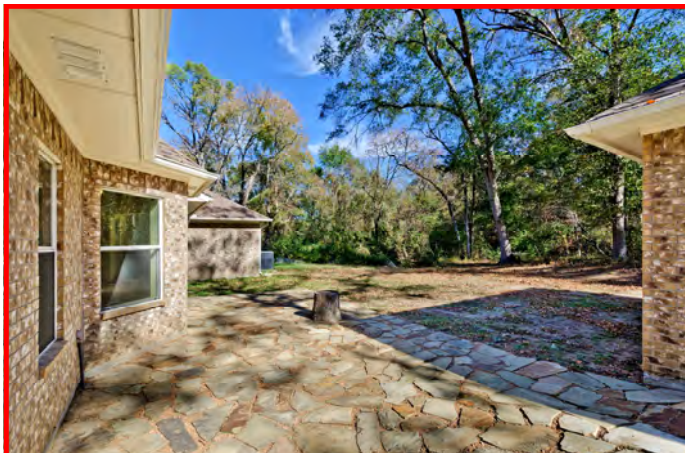


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As you drive down the long entrance complete with creek and bridge, the heavily wooded 4.476 acres reveal a picturesque surrounding for the home.



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Lot Size: Lot 29: 4.476 Acres and Lot 30: 3.645 Acres. 8.121 Acres Total

Interior Features: Vaulted Ceilings, Built-Ins

Housing Type: Single Detached

Heating / Cooling: Central Air-Electric, Central Heat

Energy Efficiency: AC, Ceiling Fans, Gas Water Heater

Lot Description: Acreage, Cul De Sac, Heavily Treed, Some Flood Plain Around the Creek ***Note:** Per FEMA maps, the house shows to be in the 100 year flood and will require flood insurance*

Exterior Features: Covered Porches, Gutters, and Rock Patio

Construction: Brick, Rock/Stone, and Siding

Foundation: Slab

Utility Room: Dryer Hookup-Elec, Full Size Washer/Dryer Area, Washer Hookup

Roof: Composition

Fireplace Type: Stone

Type of Fence: None

Parking / Garage: Covered Parking with Detached Two Car Garage

Soil: Sandy Loam

Street / Utilities: Aerobic Septic, All Weather Road, Asphalt, Co-op Water, Outside City Limits

Bed / Bath Features: Built-ins, Separate Shower, Separate Sink Areas, Large Separate Walk-In Closets with Built-ins

Specialty Rooms: Extra Storage Space, Study

Kitchen Equipment: Flat Top Stove, Dishwasher, and Microwave

Kitchen Other: Breakfast Area and Island

Flooring: Carpet, Travertine, and Wood Floors



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**Special financing available with qualifications. If interested please call Charles McKissick at 214-533-5146.*



Lot 29 - 4.476 Acres

**443 CR 1452
Bonham, TX 75418
8.12 Acres**

County Road 1452

Lot 30 - 3.645 Acres



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Google earth



Scale 1"=100'

Being all of Lot 29 of the Sand Creek: Phase II Addition to Fannin County, Texas as shown on a recorded plat of record in Cabinet B, Slide 18 of the Plat Records of Fannin County, Texas. The said Lot 29 being located on the East side of County Road 1452.

1. Clark R. Sanderson RPLS# 4765 do hereby certify the above was taken from measurements made upon the ground on 11-20-04 and is true and correct and there are no easements, right-of-ways, encroachments or overlapping of improvements except as shown on the plot.

8/25/09

Clark R. Sanderson RPLS #4785

LOT 28

EAST 742.93

LOT 29
SAND CREEK: PHASE II
CABINET 8, SLIDE 18
PLAT RECORDS OF FANNIN COUNTY, TEXAS
Ronnie & Becky Gryder
Volume 1073, Page 106

LINE	BEARING	DISTANCE
L1	S 76°21'59" E	78.79
L2	S 76°21'59" E	67.89
L3	N 87°55'40" E	24.04
L4	N 83°18'35" E	39.88
L5	S 87°47'51" E	63.78
L6	N 62°30'15" E	28.03

LOT 30
SAND CREEK: PHASE II
CABINET B, SLIDE 18
PLAT RECORDS OF FANNIN COUNTY, TEXAS
Delek & Janet Dilts
Volume 1055, Page 44

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	172.40'	65.96'	65.56'	N 07°32'40" W	21°55'15"
C2	361.31'	138.73'	137.88'	N 08°01'05" W	21°59'56"

Point of Beginning

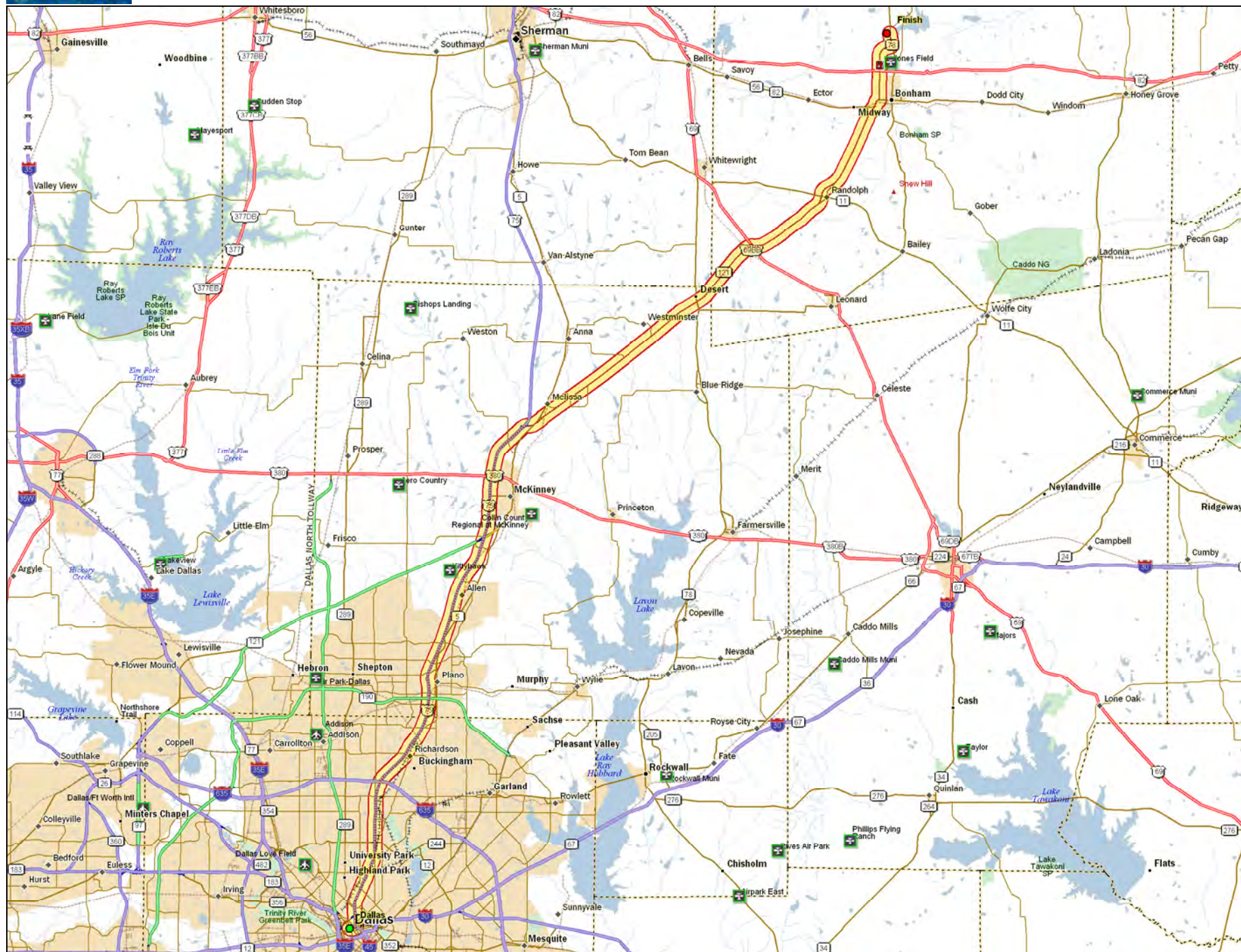
N14°32'22"W/ 19.16-

-N 03°07'11" E 66.22'

Center Line of Existing Grovel Driveway

WEST 721.05'

—Bridge



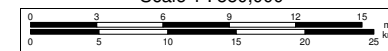
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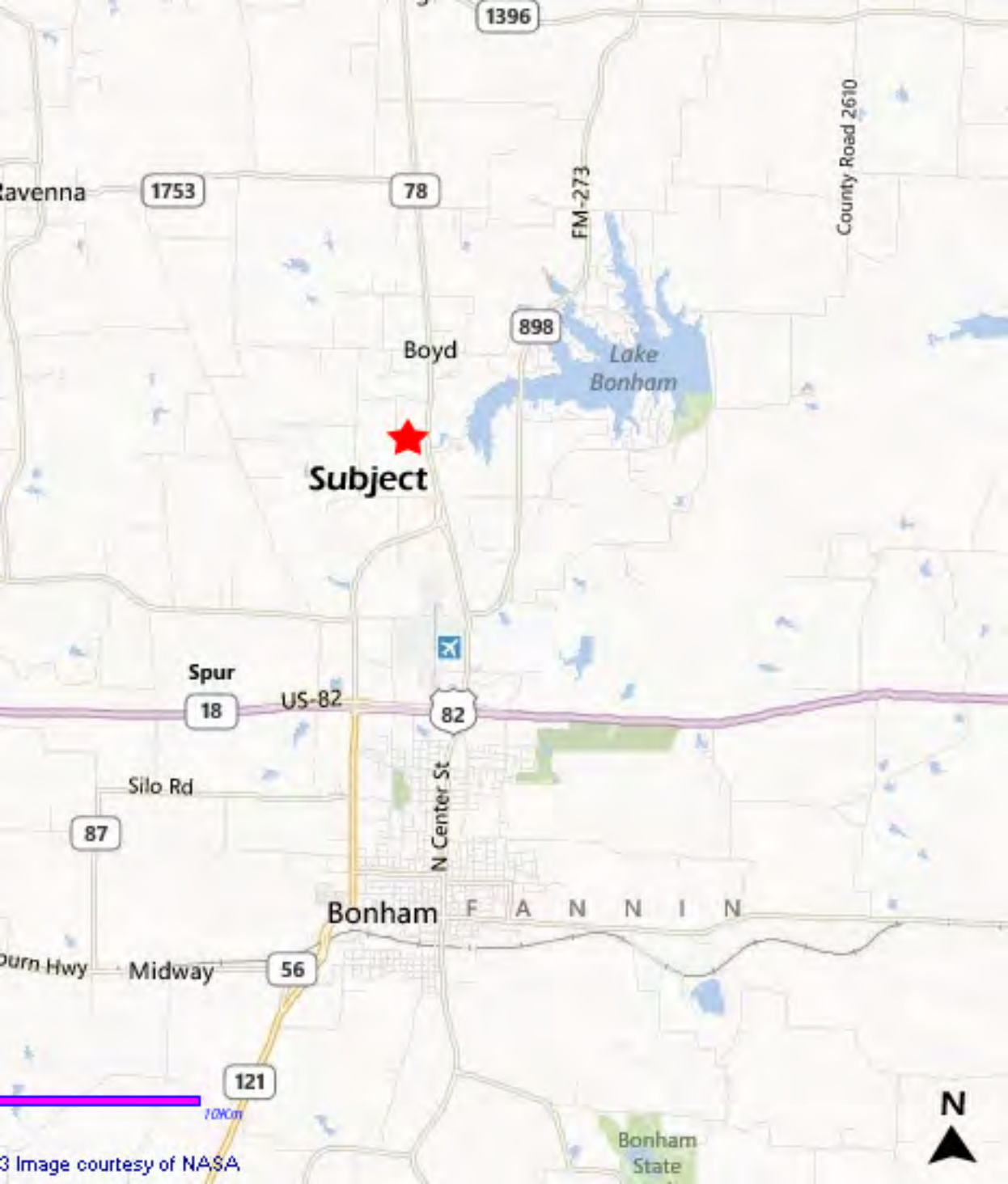


Scale 1 : 550,000



1" = 8.68 mi

Data Zoom 9-0



RES Real Estate Services
NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner, but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party, and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

This is not a contract.

The real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

RES-Real Estate Services

Real Estate Broker Company

Buyer, Seller, Tenant or Landlord

Date

Real Estate Licensee

Date

Buyer, Seller, Tenant or Landlord

Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or a complaint regarding a real estate licensee, you should contact the TREC at P.O. Box 12188, Austin, Texas 78771-2188 or call 512-465-3960.