

Residential Detail

SubType	Beds	Baths	Price	MLS number
>=10ac	3	2.0	188,000	5876



Legal	Astract 394, County Block 166, Tract 4, E. Hamilton Survey				
Status	Active	Recent Change		New Listing	
Exterior	Brick			Rusk	
LotSqFt	1,100,144			22.9	
LandDim	Irregular			Cherokee	
Tax/SCE	\$1,406.51 ('13), AD			A--farm	
City	New Summerfield			1995	
Zip	75766			State	TX
X Street	C.R. 4504	Htng/Cooling		CG Heat, Elec Air	
StndtFtr	Awesome views from super nice home.				

	F.M	2274	
RoadTyp	FM	Subdiv	No
Avl/Pos	Negotiable		

NarrtiveDscrptn

Views to die for! Very clean home w/ WBFP, two living areas, metal roof, set back way off the highway. Beautiful pasture w/ ag exemption. Couple of storage buildings, some nice shade trees at the entrance to the property. There is also a 2,090 sq. ft. '98 model 4 BR, 3 BA manufactured home on two acres that the owner will consider selling w/ the main home for a total of \$233,000.00. It is a beaut and distant from the main house.

Directions:

From New Summerfield, east on U.S. 79 for 5.25 miles to right onto F.M 2274 for about two miles. Look for sign on left. Home not visible from road.

H/C SqFt	2,400.0	FamRoom	19.5' x 19.5'	Water	Pond(s)	Pool	No
Style	Traditional	Den	No	Range	Yes	SecSys	Yes
Stories	1	GameRoom	No	StoveTop	No	LawnSprink	No
Floors	Crpt, Vinyl, Ce	Office	No	Oven(s)	No	PropTank	No
Interior	Sheetrock, She	Study	No	HoodVent	Yes	Intercom	No
Foundation	Slab	Loft	No	DW	Yes	Grill	No
Roof	Standing Seam	Laundry	7' x 7'	Disposal	Yes	HOAssoc	No
Windows	Vinyl Clad, Do	Breakfast	No	Washer	No	Dues	0
#Rooms	10	DR	12' x 11.5'	Dryer	No	DuesPer	N/A
MasterBR	15.5' x 14'	FormalLR	19' x 15'	Compactor	No	WaterSup	Striker Creek
BR#2	13.5' x 11'	OtherRm	Pantry12' x 7'	IceMaker	No	AvgWater	35
BR#3	12' x 11'	OtherRm	----	Microwave	No	Sewer	Septic
BR#4	----	OtherRm	----	#CeilFans	2	ElecCo	Co-op
BR#5	----	OtherRm	----	#WBFP(s)	1	AvgElect	200
BR#6	----	OpenPatio	No	#FPInsert	1	GasCo	Reklaw
MasterBA	15.5' x 14'	CovdPatio	No	WoodHeat	No	AvgGas	25
Bath#2	11.5' x 6.5'	Porch	12' x 10'	Refrig	No	PhoneCo	Eastex
Bath#3	----	Deck(s)	No	WatSoft	No	CableCo	None
Bath#4	----	Gazebo	No	OtherApl	----	SanSer	Private Rural
Bath#5	----	Barn	No	OtherApl	----	HOW	No
HalfBA#1	----	Shop	No	AtticFan	No	Builder	Unknown
HalfBA#2	----	StorBldg	20' x 12'	Antenna	No	RoadSurf	Asphalt
CarStorage	2, Att, CP	Fencing	Chain Link, Bar	Satellite	Yes	ADA Acc	No
DoorOpnr	No	OthrStruc	16' x 10' Stor.	CentVac	No	Minerals	All Owned
Basement	No	Terrain	Sloped	Jacuzzi	No	Vegetation	Lawn, Pasture
Attic	No	Views	Distant, Hills	HotTub	No	DeedRestrct	No
		Kitchen	13.5' x 7.5'				