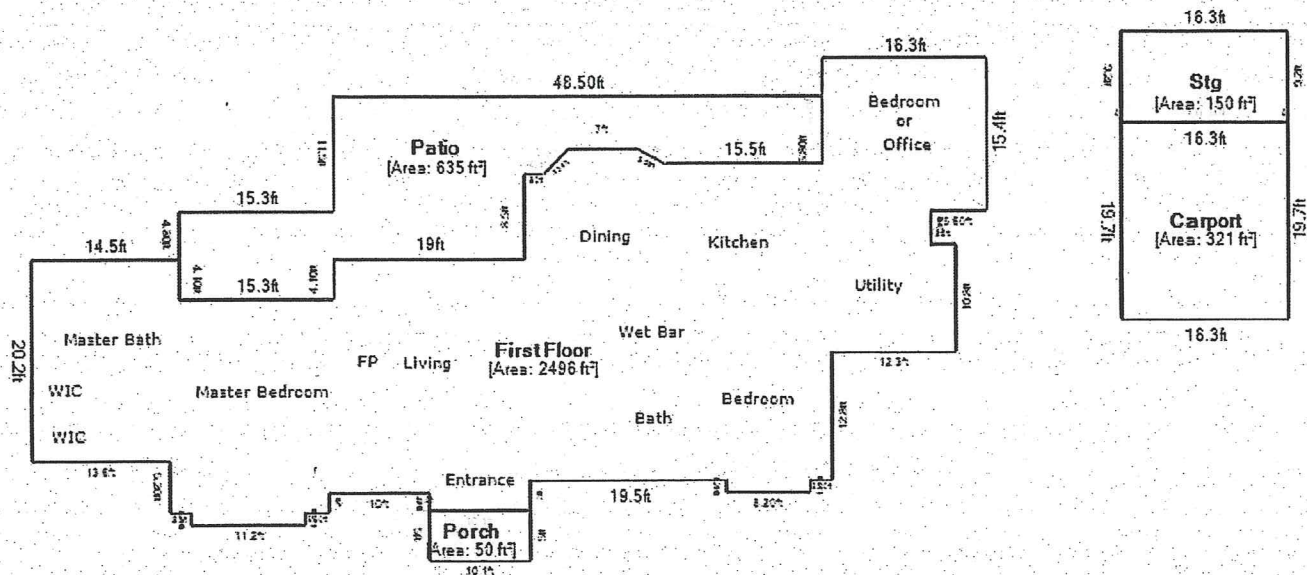


HIGHLIGHTS TO THE PROPERTY AT
568 VZCR 1208 CANTON, TEXAS

House is all electric
Alarm system is burglar, fire and carbon and monitored by Eagle Security
Thermo paned windows throughout
Plantation shutters throughout
Wood burning fireplace with power blower and butane tank for starting
House has a butlers pantry
All appliances are GE or whirlpool
Jenn Aire range located in the kitchen island
Custom cabinets in kitchen
Custom built dining room hutch
Ceilings are 8' to 10' throughout the house
Floor safe located in pantry area
Barn/Workshop is 30 x 40= 1200 sq ft. Electric and air to barn
Loafing Shed is 12 x 33 and has water to it.
Both pond and large creek are believed to be spring fed
Both pond and creek are stocked with Bass, Copper nose brim and Crappie.
Pond in back of house of approx 12' deep
Large creek is approx 22' deep
Bahia grass in the pasture
Hughes high speed internet
Dish Satellite
Separate 2 car carport with storage
Average electric bills range from \$265-\$270 per month
Many large windows to let in unbelievable amount of light.



16 ft

Living Area		Area Calculation			
First Floor		2495.84 ft²	First Floor		x 1.00 = 2495.84 ft²
Nonliving Area		Δ	2 ft x	2.30 ft x	0.50 = 2.30 ft²
Patio	635.12 ft²	Δ	2.1 ft x	5.20 ft x	0.50 = 5.46 ft²
Porch	50.6 ft²	Δ	1.20 ft x	8.20 ft x	0.50 = 4.92 ft²
Carport	321.11 ft²	Δ	8.29 ft x	1.20 ft x	0.49 = 4.92 ft²
Stg	149.96 ft²	Δ	8.5 ft x	1.80 ft x	0.50 = 7.65 ft²
		Δ	7 ft x	3.09 ft x	0.24 = 5.25 ft²
		Δ	10.1 ft x	1.80 ft x	0.50 = 9.09 ft²
		Δ	3 ft x	10.26 ft x	0.49 = 15.15 ft²
		Δ	2.20 ft x	8.20 ft x	0.00 = 0.00 ft²
		Δ	2.5 ft x	10.8 ft x	0.50 = 13.5 ft²
		Δ	1.20 ft x	11.2 ft x	0.60 = 6.72 ft²
		Δ	11.26 ft x	1.20 ft x	0.50 = 6.72 ft²
		Δ	8.69 ft x	3.54 ft x	0.27 = 8.37 ft²
		Δ	3.05 ft x	11.2 ft x	0.33 = 11.2 ft²
		Δ	11.09 ft x	12.3 ft x	0.49 = 66.42 ft²
		Δ	14.5 ft x	4.10 ft x	0.50 = 29.72 ft²
		Δ	13.65 ft x	5.61 ft x	0.49 = 37.2 ft²
		Δ	15.4 ft x	5.60 ft x	0.50 = 43.12 ft²
		Δ	12.8 ft x	10.4 ft x	0.50 = 66.56 ft²
		Δ	11.81 ft x	9.82 ft x	0.49 = 56.58 ft²
		Δ	3.30 ft x	14.58 ft x	0.34 = 16.17 ft²
		Δ	16.3 ft x	16.39 ft x	0.47 = 125.51 ft²
		Δ	10.6 ft x	18.75 ft x	0.29 = 56.71 ft²
		Δ	11.73 ft x	17.17 ft x	0.49 = 98.95 ft²
		Δ	4.10 ft x	19 ft x	0.50 = 38.95 ft²
		Δ	10.17 ft x	10 ft x	0.06 = 6.00 ft²
		Δ	20.2 ft x	15.07 ft x	0.48 = 146.45 ft²
		Δ	13.6 ft x	21.67 ft x	0.37 = 109.48 ft²
		Δ	16.13 ft x	15.3 ft x	0.50 = 123.16 ft²