

12730 Amy Lane

Terrell, TX 75161

FOR SALE

~~\$238,500~~

HOME ON 2 LUSH ACRES IN TREE MANOR COUNTRY SUBDV.

**JUST
REDUCED
\$229,500**

DIRECTIONS

From Terrell take US Hwy 80 East 8.9 miles to Left on Allen Lane, to Right on Amy Lane, to Property on Right. SOP



**Video Tour
Available**



**RE/MAX Landmark
113 North Frances Street
Terrell, TX 75160**

www.frankrobertslandteam.com



**Brought to You Exclusively By
Frank J. Roberts, ALC**

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Information herein deemed reliable but not guaranteed.

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LAND TEAM

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PROPERTY OVERVIEW:

Situated in Tree Country Manor, enjoy peaceful country living in this 2-story white stone and rock home with wrap-around porch; entertaining area in back; and lush 2 acre lot with shade trees. Inside, soaring ceilings, custom lighting, stone fireplace, and easy flow from kitchen to breakfast and living areas. French doors in Master open to porch. 2nd bedroom (downstairs) could also be office upstairs bedrooms with game room overlooking living.



Covered cement porch wraps around entire home, allowing plenty of views over gently sloping yard



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MAIN HOME OVERVIEW:

- 2700 SF
- Built in 2001
- 2 Stories
- 4 Bedrooms
- 2 1/2 Bathrooms
- Ceramic Tile
- Wood Flooring
- Central Heat
- Central Air
- Woodburning fireplace
- Separate Utility Room



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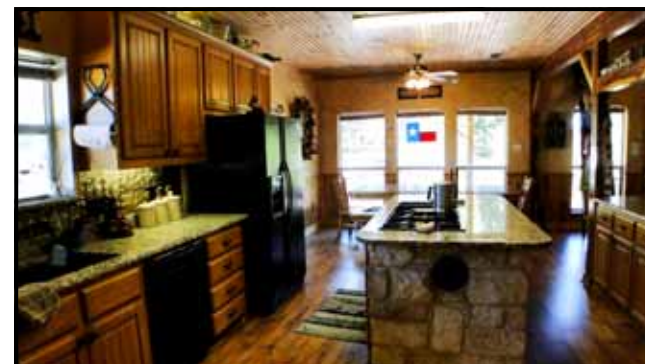
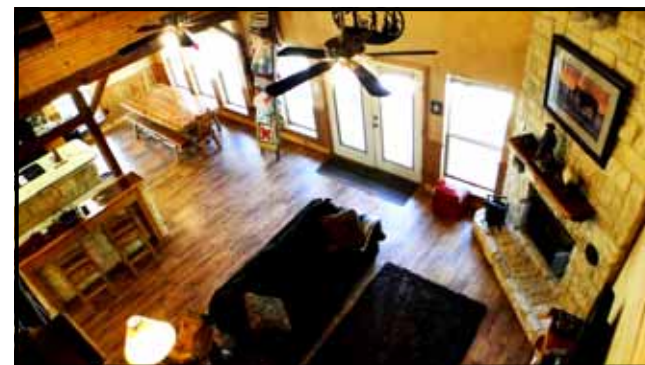


JUST
REDUCED

Wall of windows fill main living area with sunlight and stone fire-place crowns the space. Living, Kitchen and Dining areas all flow together easily, great for entertaining.

Airy island kitchen boasts breakfast bar, granite countertops, beautiful cabinets.

Vaulted ceilings with custom lighting and hardwood floors add the finishing touches to this impressive space.



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MASTER SUITE
AND
BEDROOMS:



Master Bedroom—Downstairs

Master bedroom features double doors to patio while master bathroom boasts oversized tub with separate shower.

Downstairs, 2nd bedroom off foyer could be used as office or study.

Upstairs, 2nd and 3rd bedrooms off large game room overlooking downstairs living and kitchen areas



2nd Bedroom & Foyer —Downstairs



3rd Bedroom—Upstairs



Game Room—Upstairs



4th Bedroom—Upstairs



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LAND
FEATURES:



- Covered porch all around house
- Recessed entertaining area is great for summer entertaining
- Overlooks beautiful fenced backyard with shade trees

Utilities:

- Outside City Limits
- Co-op Water
- Septic



Video Tour
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