

*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 in 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.*

---