

Residential Detail

SubType	Beds	Baths	Price	MLS number
>=10ac	3	2.0	89,900	5269



6484	F.	2274
RoadType	FM	Subdiv No
Avl/Pos	@ closing	

Legal	See legal in narrative.		
Status	Active	Recent Change	New Listing
Exterior	Vinyl	I.S.D.	New Sum
LotSqFt	522,720	Acreage	12.0
LandDim	Irregular	County	Cherokee
Tax/SCE	\$1,117.02 ('11), AD	Exemptions	A--farm
City	New Summerfield	Year Built	1997
Zip	75766	State	TX
X Street	C.R. 4415	Zone	None
StndtFtr	Secluded hilltop site. Part wods/open.		
		Htng/Cooling	CG Heat, Elec Air

NarrtiveDscrptn

Nice Triple-wide manufactured home that sits way back off the highway, offering quiet and seclusion. Ample living space and large, covered backporch. Comes w/ frige, stove, DW and microwave. Current access is across a relative's land and it will be necessary to create a new entrance directly off of F.M. 2274. LEGAL: Abstract 209, County Block 201, Tract 12, E. Cleaver Survey & Abstract 394, County Block 166, Tract 10, E. Hamilton Survey. CCAD Act. #s 111173100 & 113587110. Call broker for label and S/Ns for purposes of preparing a contract.

Directions: East on U.S. 79 through New Summerfield for 4.4 miles to right onto F.M. 2274.
South on F.M. 2274 for 2.1 miles. See sign on tree, on left.

H/C SqFt	1,720.0	FamRoom	27' x 16'	Water	None	Pool	No
Style	MH-Trip	Den	No	Range	Yes	SecSys	No
Stories	1	GameRoom	No	StoveTop	No	LawnSprink	No
Floors	Crpt, Vinyl, Ot	Office	No	Oven(s)	No	PropTank	No
Interior	SheetPnl	Study	No	HoodVent	Yes	Intercom	No
Foundation	Steel Beams	Loft	No	DW	Yes	Grill	No
Roof	Comp Shngl	Laundry	8' x 7.5'	Disposal	No	HOAssoc	No
Windows	Metal, W/Stor	Breakfast	12' x 7'	Washer	No	Dues	0
#Rooms	10	DR	13' x 11'	Dryer	No	DuesPer	N/A
MasterBR	13' x 13'	FormalLR	No	Compactor	No	WaterSup	Stryker Creek
BR#2	13' x 11'	OtherRm	----	IceMaker	Yes	AvgWater	0
BR#3	13' x 10.5'	OtherRm	----	Microwave	Yes	Sewer	Septic
BR#4	----	OtherRm	----	#CeilFans	2	ElecCo	Co-op
BR#5	----	OtherRm	----	#WBFP(s)	1	AvgElect	0
BR#6	----	OpenPatio	No	#FPIInsert	0	GasCo	Reklaw
MasterBA	13' x 9'	CovdPatio	No	WoodHeat	No	AvgGas	0
Bath#2	8' x 4.5'	Porch	13' x 12' Cov.	Refrig	Yes	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	Fleetwood
HalfBA#2	----	StorBldg	15' x 12'	Antenna	No	RoadSurf	Asphalt
CarStorage	2, CP	Fencing	Perimeter, Cro	Satellite	Yes	ADA Acc	No
DoorOpnr	No	OthrStruc	----	CentVac	No	Minerals	To Be Retaine
Basement	No	Terrain	Sloped	Jacuzzi	No	Vegetation	Native Grass
Attic	No	Views	Near	HotTub	No	DeedRestr	No
		Kitchen	13' x 12'				