

**Be at Home on the  
Golf Course!**

**GORE**  
**REAL ESTATE GROUP**

*Selling Texas a Little at a Time.*

**102 Rio Dr. • Gatesville, TX**

**Call or Text 254.206.3635 with  
code '918' for 24/7 info!**



**GoreGroupTexas.com**

**2424 E. Main St. • Gatesville, TX 76528**

**254.206.0915 • Office: 254.248.0809**





- 3 Bedroom, 2 Bath, 2,020 Sq Ft Home by the Golf Course
- Large corner lot with mature oak trees
- User-friendly kitchen with granite counters and large work island
- Master suite with separate shower, walk-in closet, dual sinks, and garden tub
- Family room complete with stone fireplace
- Nice size bedrooms with large closets
- Versatile office space that could be formal dining, game room, or playroom
- Large backyard with privacy fence
- The beauty is in the details of this gorgeous home!



# Your dreams are our goals...

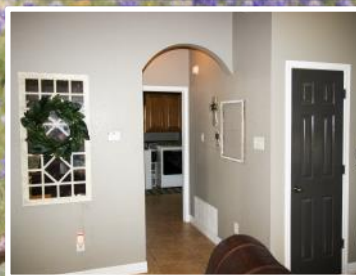
## GORE REAL ESTATE GROUP

*Selling Texas a Little at a Time.*

### Property Information Overview

Location.....	102 Rio Drive, Gatesville TX
Price.....	\$205,000
Square Footage.....	2,020 Sq. Ft.
Bedrooms/Bathrooms.....	3 Bedrooms, 2 Baths, 2 Car Garage
Utilities.....	City Water, City Garbage, Co-op Electric, Public Sewer
School District.....	Gatesville ISD
Taxes.....	\$4,052
Distance from Waco.....	39 Miles
Distance from Temple.....	35 Miles
Distance from Killeen.....	39 Miles

**Directions:** From Gatesville Wal-Mart: turn left leaving Wal-Mart onto Hwy 36 to Temple. Turn right onto Old Waco Rd, turn left onto Golf Course Rd, and then left onto Surrey Lane. Turn right onto River Place West, turn left onto Rio Drive. Property is on the corner of Rio and River Place West.





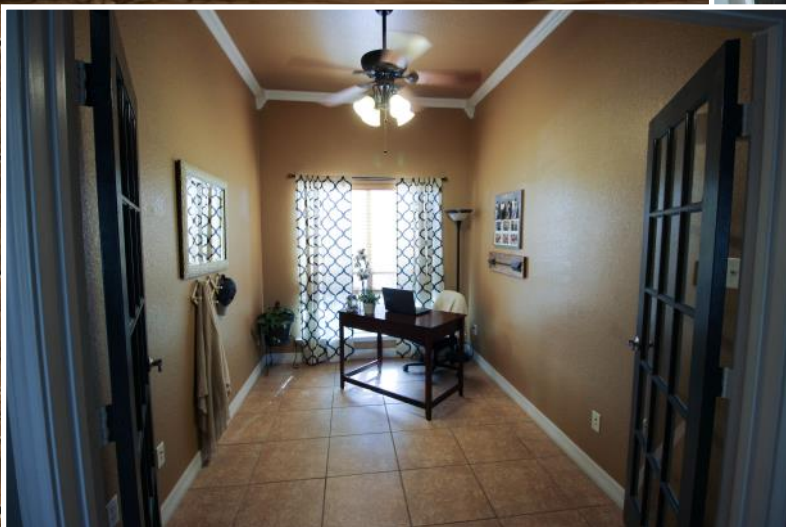
## Living Area with Rock Fireplace



## User Friendly Kitchen



## Versatile Office Space





**Master Bedroom**



**Large Master Bathroom  
with Garden Tub**

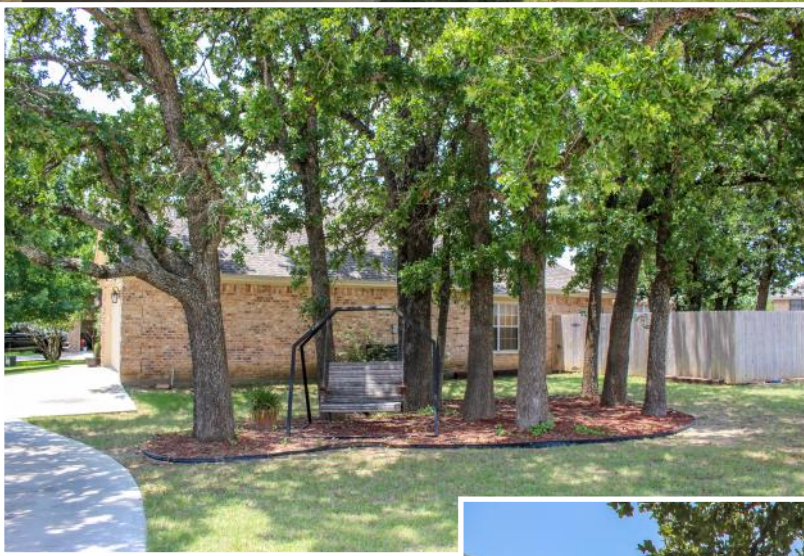


**Spacious Bedrooms  
Throughout**





**Beautiful Back Yard**



**Large Corner Lot**





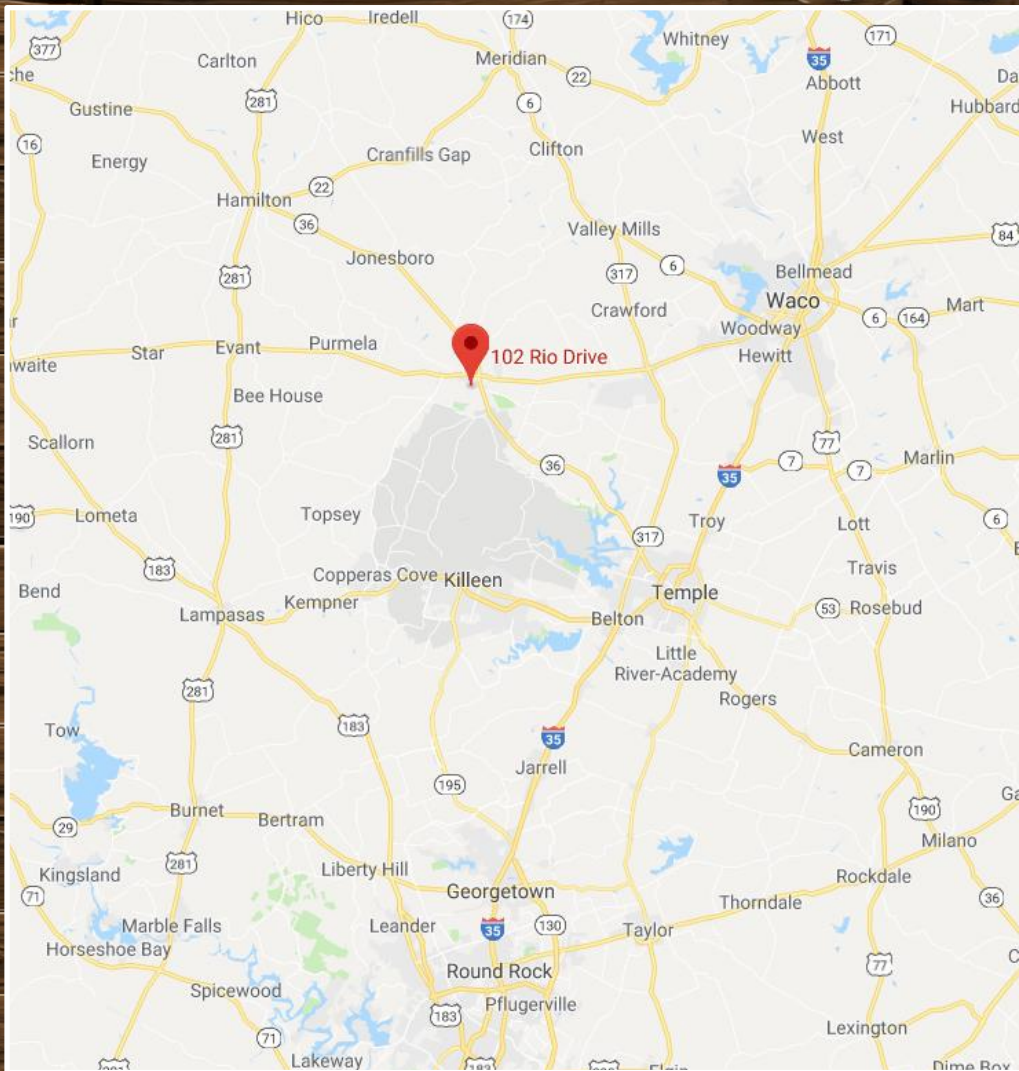
# Aerial Map



**Boundary lines are an approximation and are not final.**



# Location Map



**102 Rio Drive • Gatesville, TX 76528**

**GPS Coordinates can be typed into Google Earth or  
Google Maps for property location:**

**31.4111, -97.732**

**Boundary lines are an approximation and are not final.**





For more information on this listing, please contact:

## The Gore Selling Team

Kim Gore, Broker

Office: 254.248.0809

[info@goregrouptexas.com](mailto:info@goregrouptexas.com)

### DISCLAIMER

Broker and/or Agent does not make any representations, warranties or covenants of any kind or character, whether expressed or implied, with respect to the quality or condition of the property, the suitability of the property for any and all activities and uses which purchaser may conduct there on, compliance by the property with any laws, rules, ordinances or regulations if any applicable governmental authority, or habitability, merchantability, or fitness for any particular purpose. All drawings are neither legally recorded maps nor surveys and are not intended to be used as such. The information contained herein has been obtained from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing, or withdrawal without notice. Broker and/or Agent does not make any representation regarding hazardous waste, as defined by the Texas Solid Waste Disposal Act and the regulations adopted there under, or the United States Environmental Protection Agency regulations or disposal or any other hazardous or toxic substance in or on the property; or the Endangered Species Act of 1973; or for live oak decline, oak wilt, or any other natural phenomena.

2424 E. Main St. • Gatesville, TX 76528

254.248.0809

[GoreGroupTexas.com](http://GoreGroupTexas.com)

