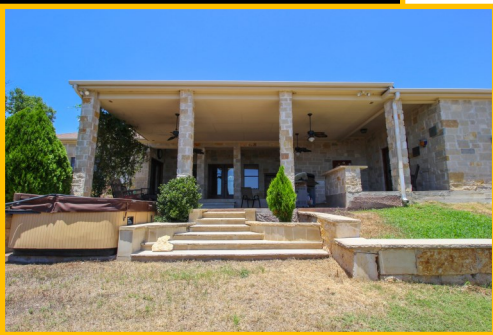


# 109 Wood Creek Drive



## Features:

**Call or Text 254.206.0915  
with code '908' for more information**



- 3 Bedrooms, 2.5 Baths—2.952 Sq. Ft.
- Custom built home, located in Golf Course Community.
- Alderwood trim & cabinetry
- Wrought iron embellished front door
- Beautifully laid out open floor plan
- Quartz countertops
- Stainless appliances, commercial grade refrigerator, double oven, & under counter ice maker
- Island with breakfast bar and prep sink
- Gas burning fireplace
- Game Room with complete wet bar opening to patio
- Large master suite with garden tub & separate shower
- Walk in closets throughout
- Oversized laundry room with built in cabinets, linen closet, & sink
- Huge covered back patio with hot tub
- Sprinkler system
- 2.5 car garage with extensive storage with built in cabinets
- Gatesville Golf Course is located just across the street
- Breathtaking backyard views of the Leon River Valley



**Kim Gore, Broker**  
**The Gore Selling Team**

2424 E. Main St., Gatesville TX 76528

254.248.0809

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



**Residential Single Family**

|                      |                              |                             |                             |
|----------------------|------------------------------|-----------------------------|-----------------------------|
| List Price:          | <b>\$339,900</b>             | First Right Refusal Option: | <b>N/A</b>                  |
| Price/SQFT:          | <b>\$115.14</b>              | Price/ACRE:                 | <b>\$299,207.75</b>         |
| MLS#:                | <b>351390</b>                | Subdivision:                | <b>Lakewood Greens Pt 2</b> |
| Elem. School:        | <b>Gatesville</b>            | School District:            | <b>Gatesville ISD</b>       |
| High School:         | <b>Gatesville</b>            | Middle School:              | <b>Gatesville</b>           |
| Style:               | <b>Traditional</b>           |                             |                             |
| # Stories:           | <b>One</b>                   | County:                     | <b>Coryell</b>              |
| Bedrooms:            | <b>3</b>                     | Waterfront:                 | <b>No</b>                   |
| Full Baths:          | <b>2</b>                     | Apx Acreage:                | <b>1.136</b>                |
| Half Baths:          | <b>1</b>                     | Lot Dimensions:             |                             |
| Apx SqFt:            | <b>2,952</b>                 | Year Built:                 | <b>2008</b>                 |
| Source SqFt:         | <b>Appr Dist</b>             | Year Built Src:             | <b>Appr Dist</b>            |
| Construction Status: | <b>Complete Construction</b> |                             |                             |
| Gar/Car:             | <b>Yes</b>                   |                             |                             |

Legal Description: **LAKEWOOD GREENS PART 2, BLOCK 1, LOT 3, ACRES 1.136**Property ID: **144646**Res Flooded: **No**Manufactured Allowed: **No**Geo ID: **001935450**HOA: **No**

HOA Mandatory:

HOA Nm:

In City Limits: **Yes**

ETJ:

HOA Amt:

Builder Name: **Tippit**Total Tax Rate: **2.2426**Interior Feat: **Ceiling Fans, Central Vacuum, Game Room, Garden Tub, High Ceilings, Multiple Dining Areas, Office, Separate Shower, Smoke Detector, Walk-In Closet(s), Wet Bar, Window Treatments, Wired for Speakers**Kitchen Feat: **Breakfast Bar, Built-In Microwave, Center Island, Custom Cabinets, Dishwasher, Disposal, Electric, Ice Maker, Open to Family Room, Refrigerator, Solid Counter Tops, Vent Hood, Walk-In Pantry**Construction/Ext: **Rock/Stone/Veneer**Roof/Attic: **Pull Down Stairs, Storage Only**Laundry: **Dryer Connection, Electric, Laundry Room, Washer Connection**Foundation: **Slab**Fireplace: **Gas Logs, Great/Family Room**Heat: **2 Units, Central, Electric, Heat Pump, Zoned**Flooring: **Tile, Wood**A/C: **2 Units, Zoned**Exterior Ft: **Covered Patio, Covered Porch, Double Pane**Water/Sewer: **City Water, Public Sewer**Fencing: **Wrought Iron Fence**Water Heater: **Propane**

Guest House:

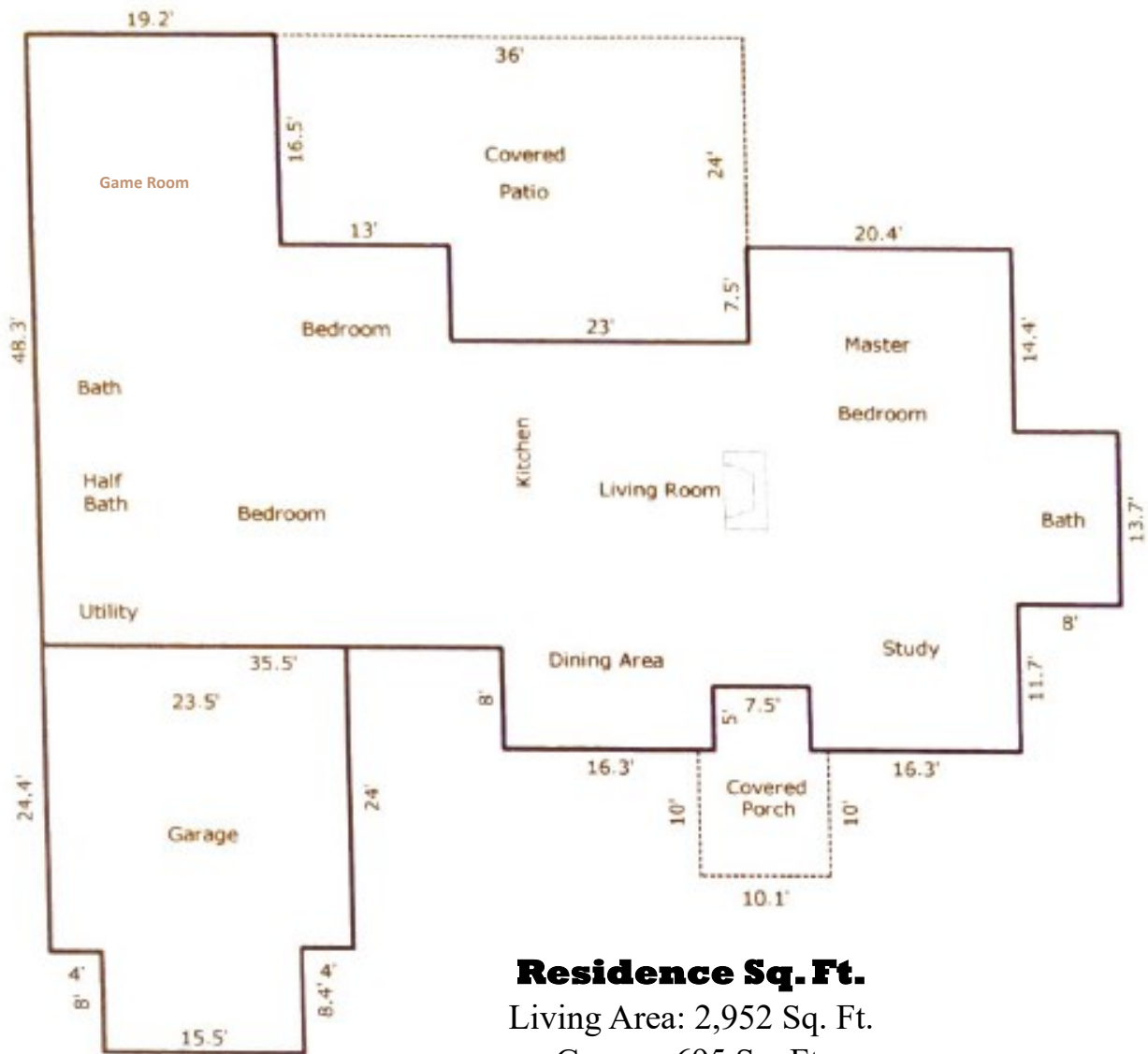
Other Utilities: **Cable TV, City Garbage, Co-Op Electric, High Speed Internet, Propane/Butane Tank-Owned, Satellite Dish, Telephone**Water Features/View: **None**Topo/Land Desc: **Mature Trees, On Golf Course, Partially Wooded**Neighborhood Amenities: **Golf Course Access**Garage/Carport: **2 Car Garage, Attached Garage, Circular Drive, Garage Door Opener(s), Side Entry Garage**Access/Road Surface: **City Street, Paved****Remarks**

**Elegant 3-bedroom, 2.5 bath home nestled into a beautiful golf course community on Woodcreek Dr. This home features beautiful Alderwood trim & cabinetry throughout & a beautifully laid out floor plan totaling 2,952 sq. ft. The wrought iron embellished front door opens to a open dining, living, & kitchen area. The living room is complete with a gas fireplace & breathtaking views of the Leon River Valley. The kitchen has quartz counters, stainless appliances to include: commercial fridge/freezer & built in under counter ice machine, along with a breakfast bar & prep sink. The bedrooms are spacious & have walk in closets. The master suite is complete with a large shower, garden tub, and walk in closet. The game room has a wet bar & under counter fridge & opens to the large covered patio with hot tub. The yard is equipped with a sprinkler system & circular drive. The 2.5 car garage has extensive storage with built in cabinets. Bring your golf cart, as the course is just across the street.**

**Directions:**

**From Hwy 84 (Gatesville's Main St.) Turn onto BS Hwy 36, turn right onto Lover's Ln at light, Follow Lovers Lane until it ends at Golf Course Rd, Turn right onto Golf Course Rd, Turn left onto Surrey Ln, turn right onto River Place W, turn left onto Rio Dr, follow Rio to the end and turn left onto Woodcreek Dr. Property will be on the right, watch for signs.**





### Residence Sq. Ft.

Living Area: 2,952 Sq. Ft.

Garage: 695 Sq. Ft.

Covered Porch: 138 Sq. Ft.

Covered Patio: 766 Sq. Ft.

Total Area: 4,551 Sq. Ft.

## 109 Wood Creek Dr.

The broker/agent does not guarantee the accuracy of square footage provided by the seller or obtained from public records, or other sources, and the buyer is advised to independently verify the accuracy of that information through personal inspection and with appropriate professionals.

Information deemed reliable, but not guaranteed.





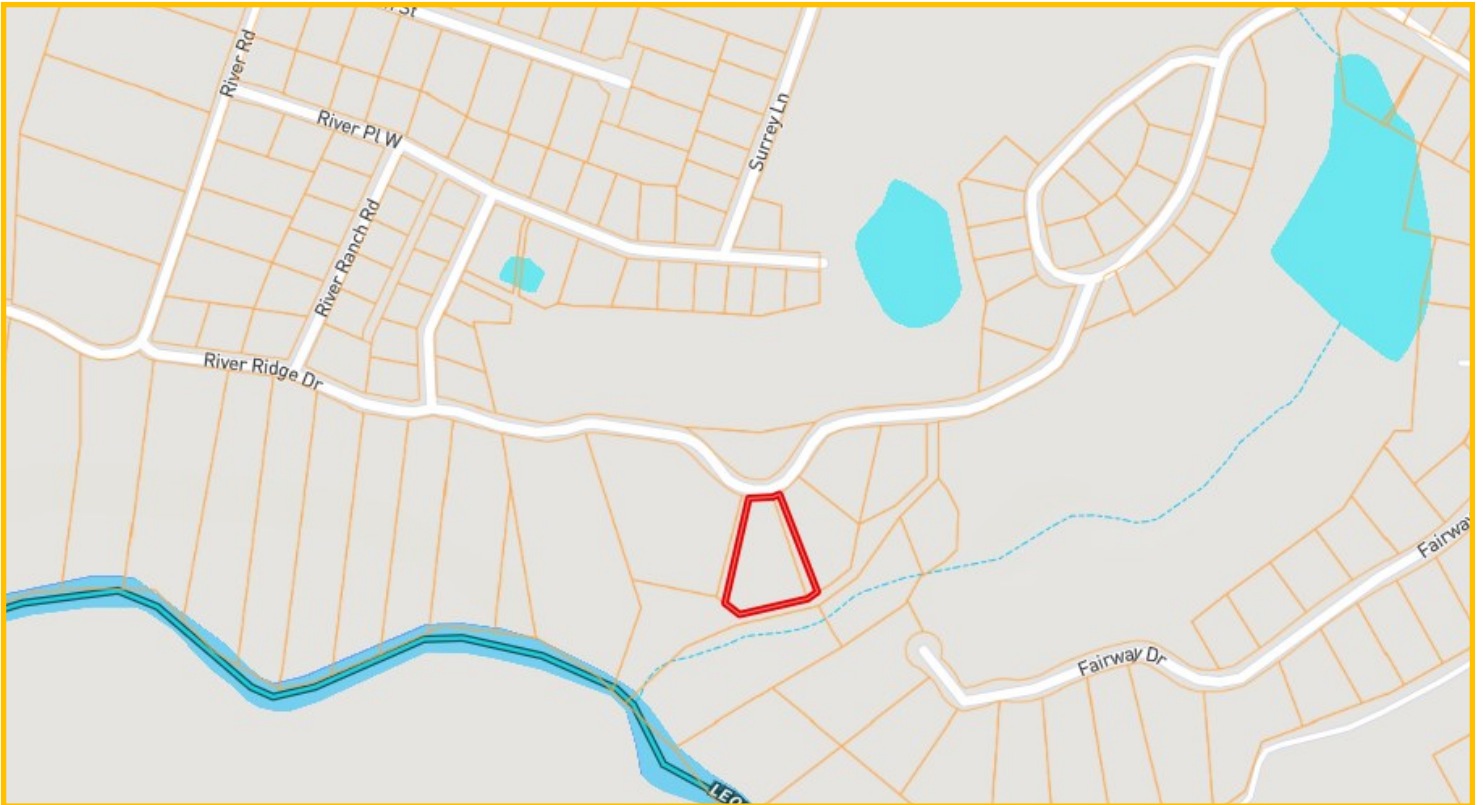
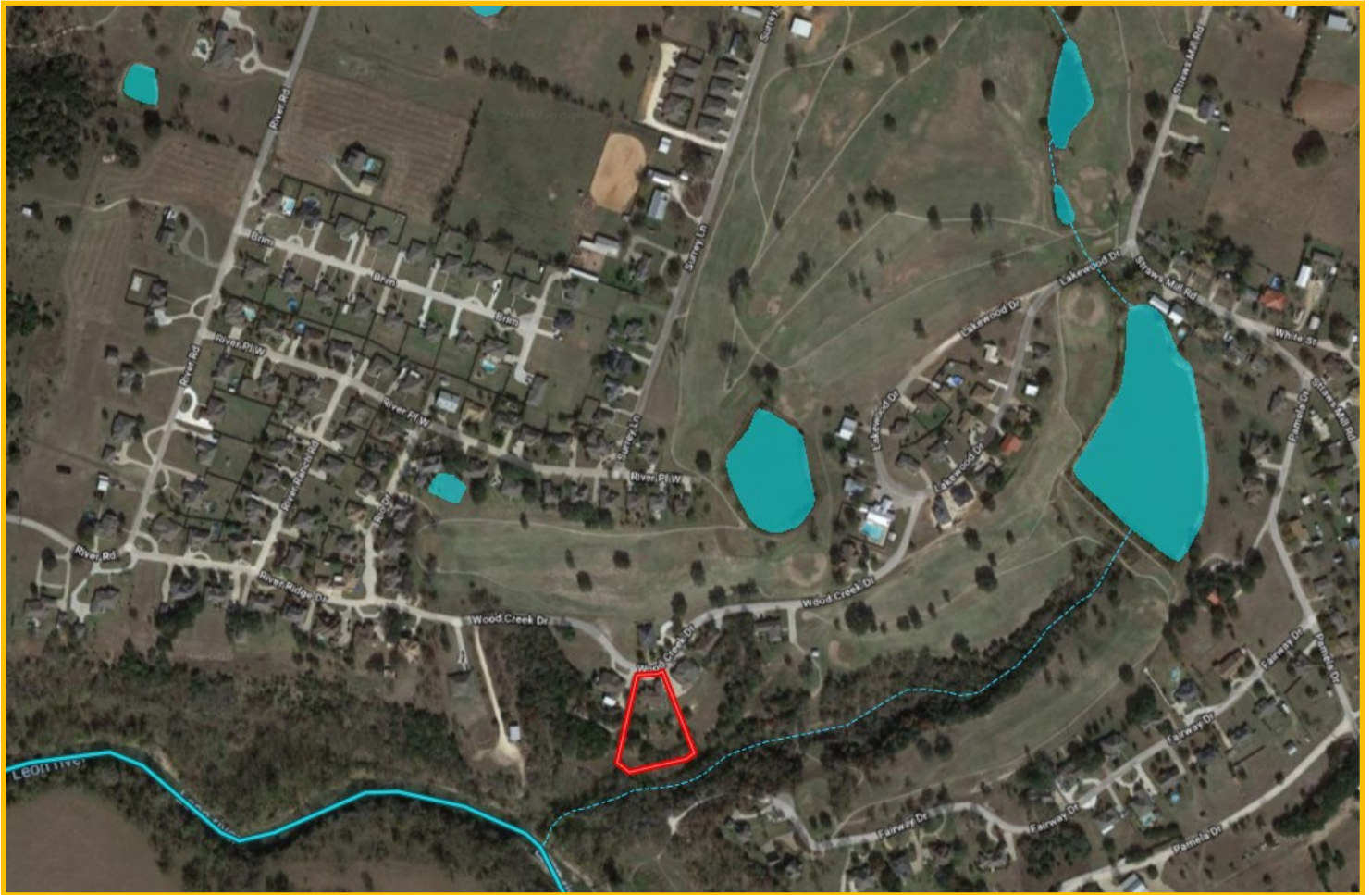


# **Property Features & Additional Information**

## **Features**

- Located in Golf Course Community on the back nine.
- Private backyard with views of Leon River Valley.
- Mature landscaping with sprinkler system for front and backyards.
- Tankless hot water heater
- High ceilings throughout
- Wired for speakers
- Kitchen appliances to convey: Dishwasher, Ice Maker, Built In Microwave, Refrigerator & Freezer
- Master Suite, Living Area, Hall Bedroom, and Game Room all open up to the covered back patio
- Recessed lighting
- 2 HVAC units, electric, zoned (heat pump)
- Hot Tub conveys with property
- Large 2 car garage and half garage for golf cart or lawn equipment with openers
- Wrought iron fence around immediate backyard
- Raised garden beds behind wrought iron fence for vegetable garden
- Furniture to convey: 4 bar stools in game room, 2 bar stools at breakfast bar, TV in living area (over fireplace– no warranty as to condition), TV in game room (no warranty), TV stored in 3rd bedroom closet (used on porch– works, taken down when not in use), 2 sets of wicker (brown) furniture on porch (each set: loveseat, 2 chairs, table, cushions)
- Furniture for sale: Habersham corner cupboard in master bath toilet area \$100, Console in half-bath \$75 (or \$150 for both master bath pieces), Chest in guest room (2nd bedroom) \$100, Hall tree in back hall \$25 (legs not level, works against wall), Thayer-Loggin sectional sofa in living area \$500, Table in foyer \$125







### 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.

**Kim Gore**  
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**Land Specialist**  
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