

**Own a Piece of History  
on the Leon River**

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

*Selling Texas a Little at a Time.*

**1402 South St. • Gatesville, TX**

**Call or Text 254.206.3635 with  
code '915' for 24/7 info!**



**GoreGroupTexas.com**

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

**254.206.0915 • Office: 254.248.0809**





Step back into history as you walk down the brick sidewalk to the wrap around porch of this Victorian home. The library has floor to ceiling bookshelves, rolling ladder, and fireplace. The first floor master bedroom has great views, two closets, and it's own fireplace. The downstairs bathroom is just outside the master bedroom and has a clawfoot tub and separate shower. There is a formal dining room, formal living room and a kitchen that opens up to the den all on the first floor. The mud room features an antique style utility sink, there is an oversized laundry room and extra large walk in pantry with plenty of storage. The upstairs features loads of built in storage and three large bedrooms as well as a full bathroom. Walk out the back covered porch and hike down to the Leon River. There is 395 feet of Leon River Frontage. You will not find another property like this- this is a once in a lifetime opportunity to own a piece of history!



# Your dreams are our goals...

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## Property Information Overview

Acreage.....	11.5 +/- Acres
Location.....	1402 South Street, Gatesville TX
Price.....	\$449,000
Square Footage.....	3,894 Sq. Ft.
Bedrooms/Bathrooms.....	4 Bedrooms, 2 Bathrooms, 1 Half Bath
Utilities.....	City Water, Public Sewer, City Electric
School District.....	Gatesville ISD
Taxes.....	\$3,555
Wildlife.....	Whitetail Deer
Surface Water.....	Leon River
Distance from Waco.....	38 Miles
Distance from Temple.....	36 Miles
Distance from Austin.....	100 Miles
Distance from Houston.....	210 Miles
Distance from DFW.....	143 Miles
Special Features.....	Approx. 395 feet of Leon River Frontage, covered back porch, storage shed, and workshop.



**Directions:** From Coryell County Courthouse: Take S 7th Street towards Faunt Le Roy Park, turn left onto College Street, turn right onto S 14th Street. S 14th Street runs into South Street, turn left, the house will be on the right. Watch for signs.



## Library with Rolling Ladder and Fireplace



## Formal Dining Room



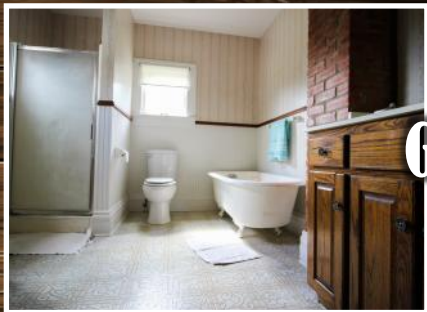
## Open Living Area



## Charming Kitchen



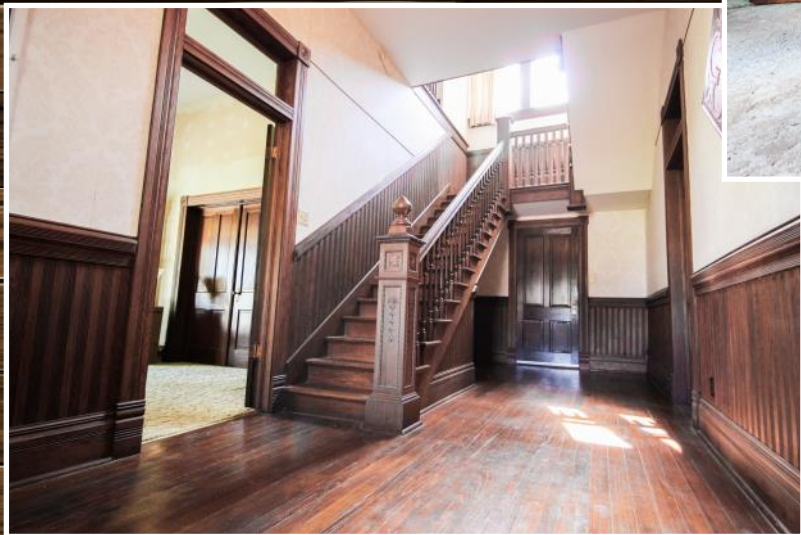




**Grand Master Bedroom  
With Fireplace**



**Beautiful Foyer**



**Large Upstairs  
Bedrooms**







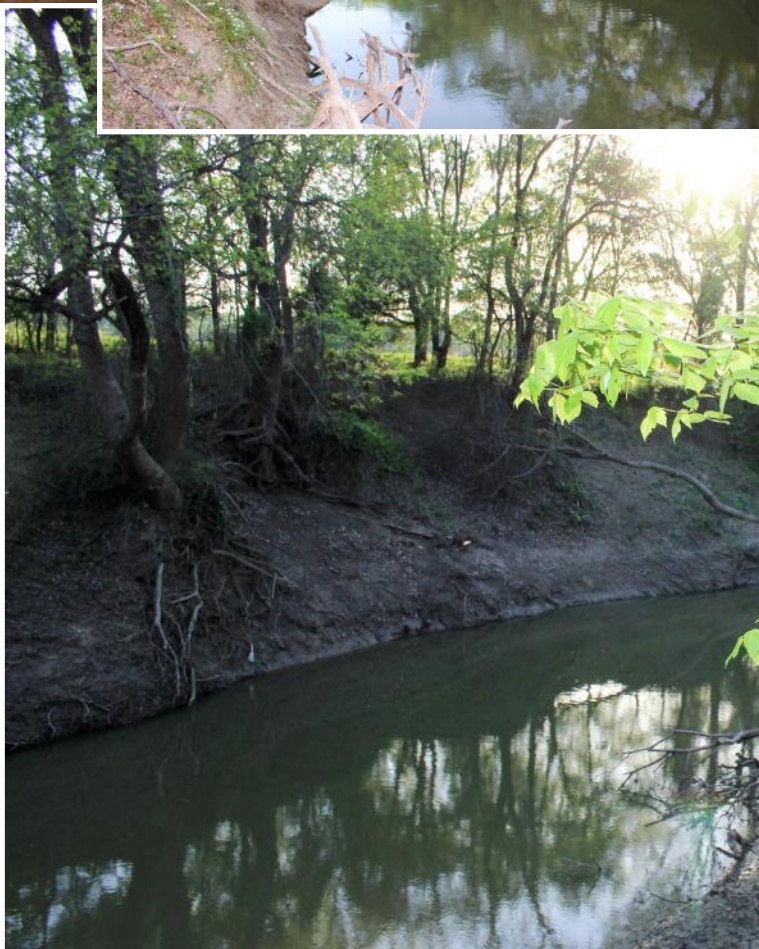
**Beautiful  
Wrap Around  
Victorian Porch**







**Approx. 395 Ft. of Leon  
River Frontage**





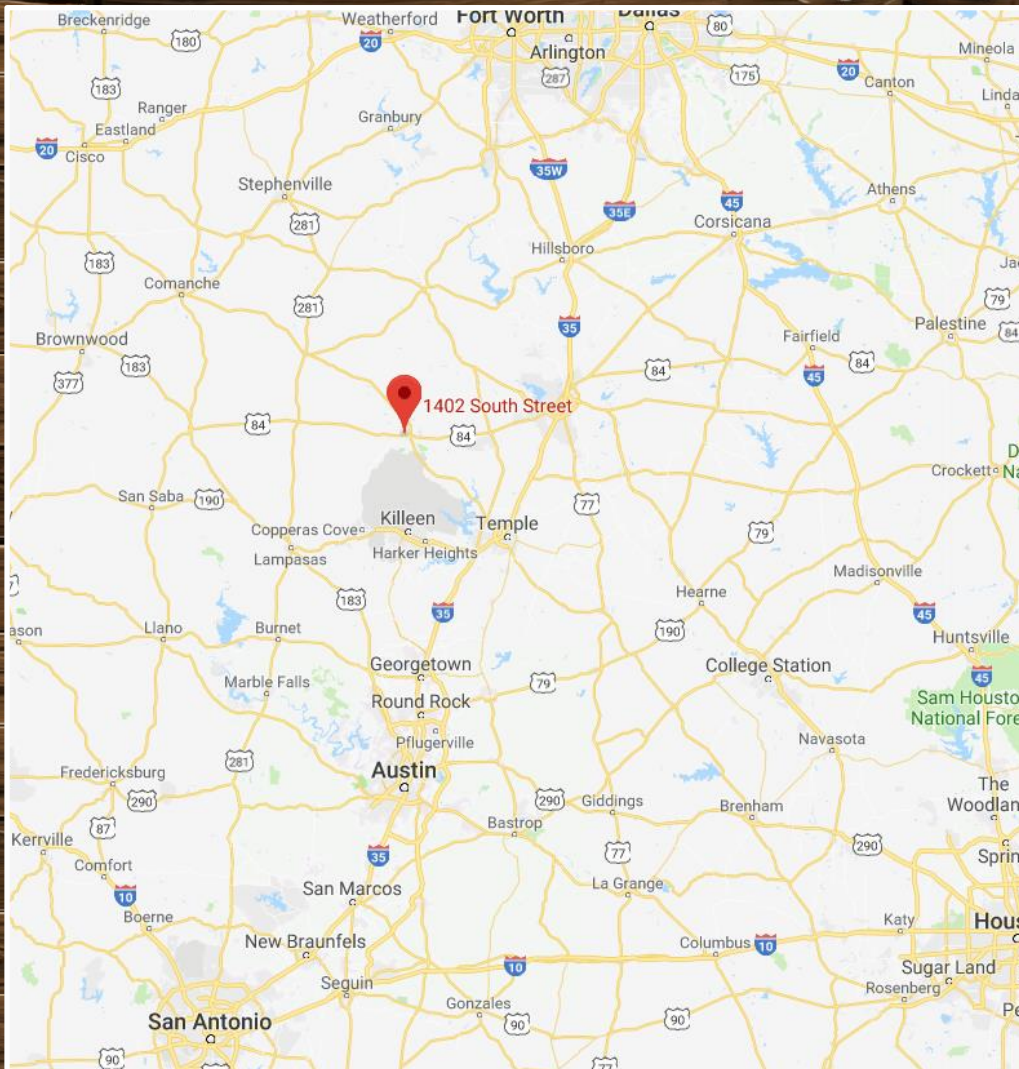
# Aerial Map



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



# Location Map



**1402 South Street • Gatesville, TX 76528**

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

**31.429, -97.742**

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





For more information on this listing, please contact:

**Kim Gore, Broker**

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