

Residential Detail



385	C.F	4906
RoadTyp	C.R.	Subdiv Braeburn
Avl/Pos	@ Closing	

SubType	Beds	Baths	Price	MLS number
Rural Re	3	1.5	\$199,000.00	10120337

Legal	Lots 11 & 12, Block 1, Braeburn Acres Subdivision		
Status	Active	Recent Change	New Listing
Exterior	HardieBoard	I.S.D.	Jacksonville
LotSqFt	447,535	Acreage	10.274
LandDim	440' w x 928' d	County	Cherokee
Tax/SCE	\$2,364.12	Exemptions	None
City	Troup	Year Built	1986
Zip	75766	State	TX
X Street	C.R. 4905	Zone	None
StdntFtr	Additional home on property.		
		Htng/Cooling	Central HVAC

Narrative Description

Located mid-way between Jacksonville & Troup, off of S.H. 135, this is a manufactured home that sits next door to the main home, but is separated by trees. It has been a rental for some time, but it could also serve as a mother-in-law or guest home. It has two very large covered porches. There is a 54' x 8' covered porch along one side of the home.

Directions:

From the intersection of S.H. 135 & C.R. 4905, E. on 4905 for .7 miles to south (right) onto C.R. 4906.
Property . 3 miles, on the left (east side). Sign

H/C SqFt	840	FamRoom	No	Water	Small Pond	Pool	No
Style	Manufactured Hom	Den	No	Range	Yes	SecSys	No
Stories	1	GameRoom	No	StoveTop	No	LawnSprink	No
Floors	Vinyl and Carpet	Office	No	Oven(s)	Yes	PropTank	No
Interior	Paneling	Study	No	HoodVent	Yes	Intercom	No
Foundation	Pier & Beam	Loft	No	DW	Yes	Grill	Yes
Roof	Metal	Laundry	5' x 2.5'	Disposal	No	HOAssoc	No
Windows	Metal Single Pane	Breakfast	Eating Area	Washer	No	Dues	None
#Rooms	7	DR	Eating Area'	Dryer	No	DuesPer	N/A
MasterBR	13' x 10'	FormalLR	13.5' x 13'	Compactor	No	WaterSup	North Cherokee
BR#2	10.5 x 10'	OtherRm	----	IceMaker	No	AvgWater	35.00
BR#3	9' x 7.5'	OtherRm	----	Microwave	No	Sewer	Septic
BR#4	----	OtherRm	----	#CeilFans	2	ElecCo	Co-Op
BR#5	----	OtherRm	----	#WBFP(s)	0	AvgElect	300.00
BR#6	----	OpenPatio	No	#FPInsert	0	GasCo	None
MasterBA	7.5' x 7.5'	CovdPatio	No	WoodHeat	No	AvgGas	0
Bath#2	----	Porch	12' x 5'	Refrig	No	PhoneCo	Various
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	6' x 2.5'	Shop	No	AtticFan	No	Builder	Conner
HalfBA#2	----	StorBldg	No	Antenna	No	RoadSurf	Asphalt
CarStorage	1- Car CP & 2-Car	Fencing	some	Satellite	No	ADA Acc	No
DoorOpnr	Yes	OthrStruc	----	CentVac	No	Minerals	All Owned
Basement	No	Terrain	Gentle Slope	Jacuzzi	Yes	Vegetation	Lawn
Attic	No	Views	Neighborhood	HotTub	No	DeedRestr	No
		Kitchen	10.5' x 9.5'				

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.