



## Residential Detail

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

SubType	Beds	Baths	Price	MLS number	
Rural Res	3	2	\$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 2007		
Zip	75766		State TX	Zone None	
X Street	C.R. 4905		Htng/Cooling Central HVAC		
StdntFtr	Home in good shape on very appealing tract of la				

### NarrtiveDscrptn

Located mid-way between Jacksonville & Troup, off of S.H. 135, this is a very appealing and spacious modular home on 10.274 very pretty acres. The home offers energy efficiency because it is framed on 2" x 6" studs. On the same tract is a manufactured home that comes with the property. It could be a mother-in-law or rental. There is also an RV parking spot on the property that has water and electricity access. There is a small tank/pond on the wooded part of the property. This is a very quiet neighborhood on a dead-end road. Modular homes are like site built homes, only they are built in a factory and taken out to the land.

### 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	1,980	FamRoom	No	Water	Small Pond	Pool	No
Style	Modular	Den	No	Range	No	SecSys	No
Stories	1	GameRoom	No	StoveTop	Yes	LawnSprink	No
Floors	Ceramic & Laminat	Office	No	Oven(s)	Yes	PropTank	No
Interior	Sheetrock	Study	No	HoodVent	Downdraft	Intercom	No
Foundation	Pier & Beam	Loft	No	DW	Yes	Grill	No
Roof	Metal	Laundry	10.5' x 6'	Disposal	No	HOAssoc	No
Windows	Metal Double Pane	Breakfast	No	Washer	No	Dues	None
#Rooms	9	DR	11' x 9.5'	Dryer	No	DuesPer	N/A
MasterBR	18' x 12.5'	FormalLR	18.5' x 14'	Compactor	No	WaterSup	North Cherokee
BR#2	14' x 12.5'	OtherRm	----	IceMaker	Yes	AvgWater	35.00
BR#3	11.5' x 10.5'	OtherRm	----	Microwave	Yes	Sewer	Septic
BR#4	----	OtherRm	----	#CeilFans	3	ElecCo	Co-Op
BR#5	----	OtherRm	----	#WBFP(s)	0	AvgElect	200.00
BR#6	----	OpenPatio	No	#FPInsert	0	GasCo	None
MasterBA	14.5' x 12'	CovdPatio	22.5' x 16'	WoodHeat	No	AvgGas	0
Bath#2	10' x 5'	Porch	33' x 8'	Refrig	Yes	PhoneCo	Various
Bath#3	----	Deck(s)	11.5' x 11'	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	Patriot Homes
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					

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.