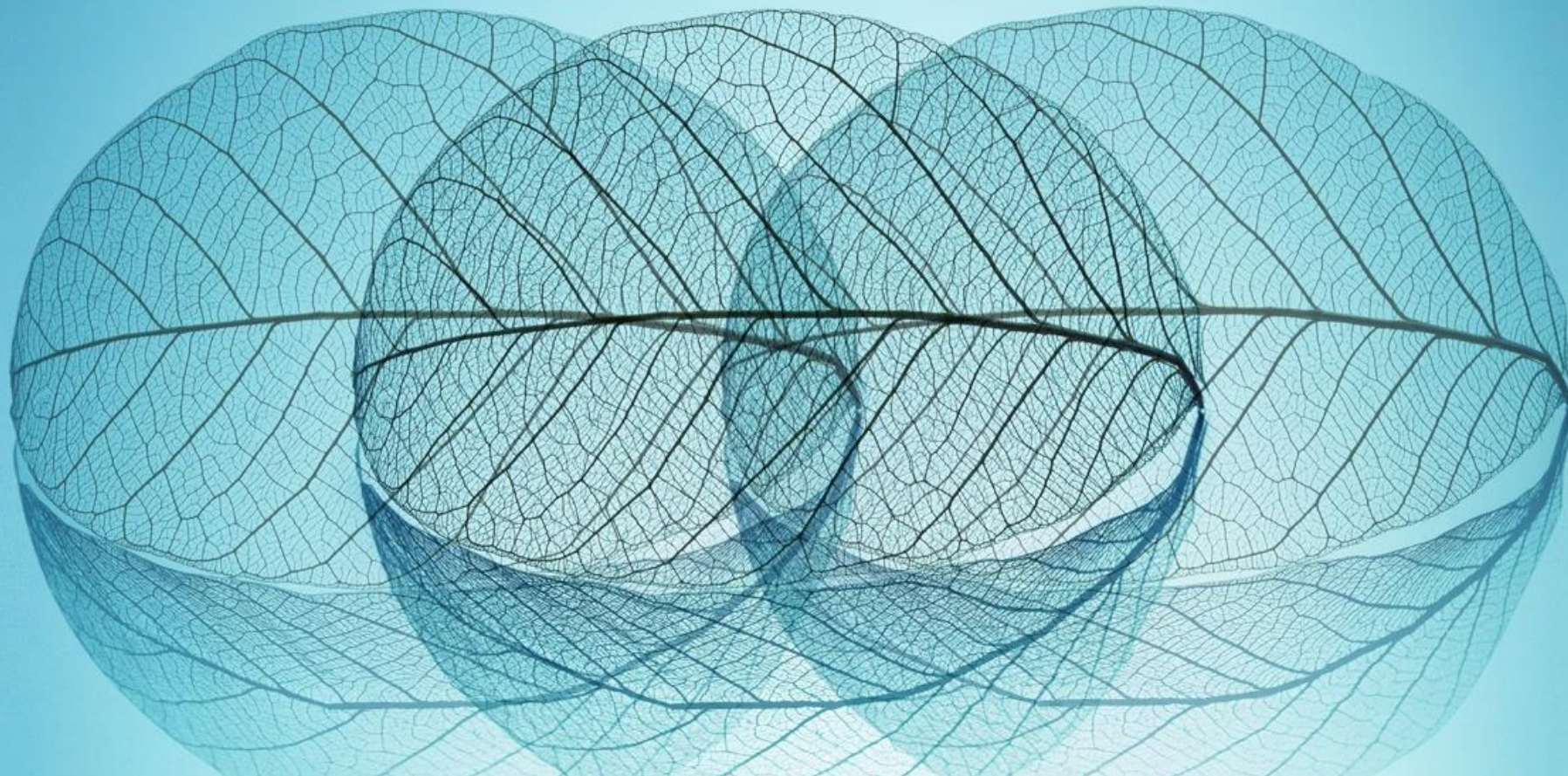




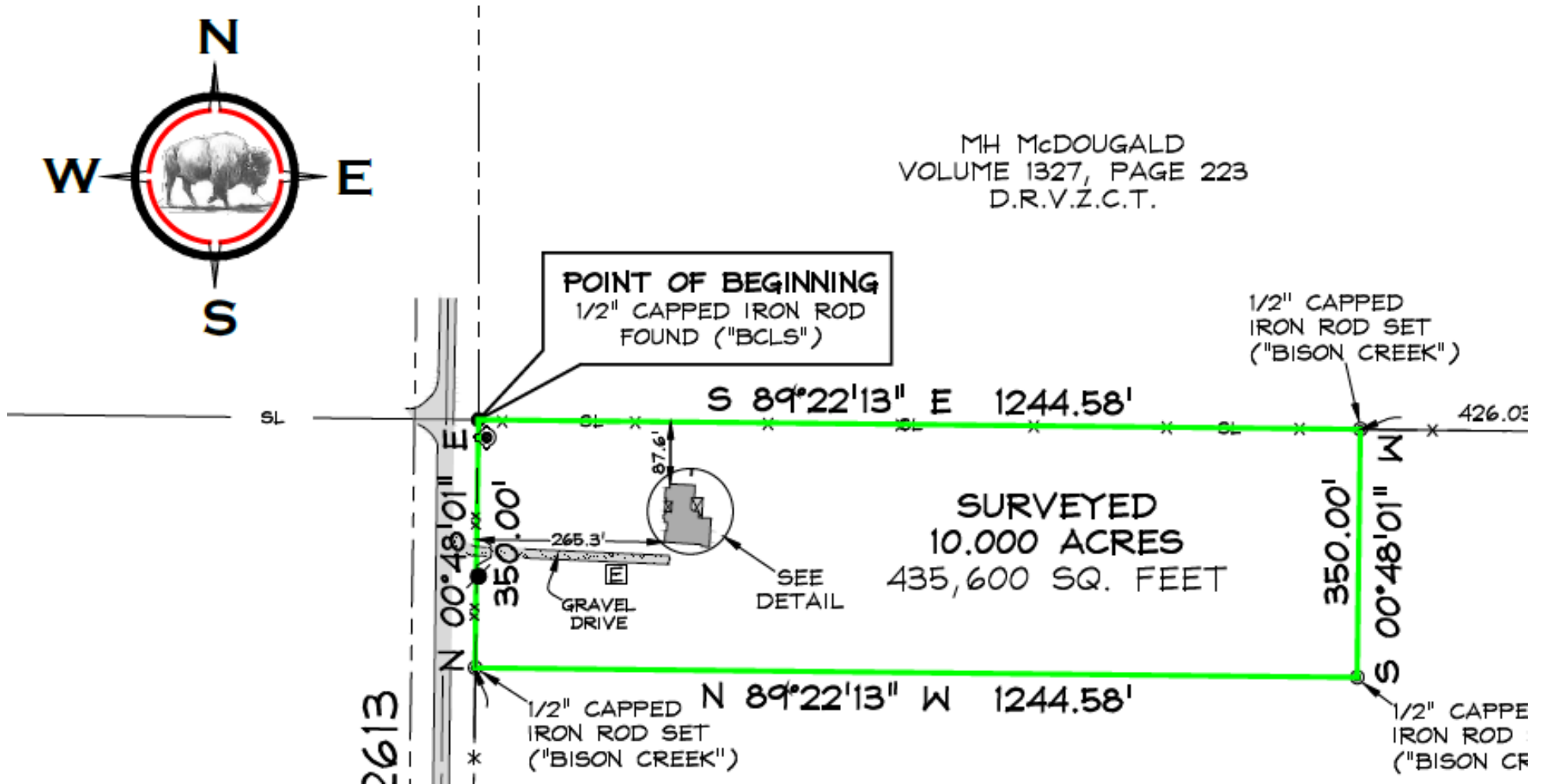
19129 FM 2613
Kemp, Texas 75143

June 15, 2021

The property is situated on a total of ten acres with a convenient 45-minute commute to Downtown Dallas

- Can access property without having to use **any** county roads – all roads are Farm-to-Market, maintained by TxDOT
- For property tax appraisal purposes only, the ten acres are segregated into: (i) a nine-acre parcel which is Ag exempt; and, (ii) a one-acre parcel which is homestead
- 350 feet of road frontage which is fenced with Priefert steel and wooden post
- The home sits approximately 100 yards from the road and is accessible via crushed limestone driveway
- Property is lined with mature Oak trees on the North side and East (back of the property)
- Property is supplied energy by Trinity Valley Electric and water by West Cedar Creek MUD
- All electric is run underground from the road, to the transformer, and ultimately to the home
- A leased propane tanks sits behind the home which supplies the fireplaces and cooktop
- There are no tanks / ponds on the property
- Property is not fenced on the North, East, or South side. Seller owns property to the South and East side and will consider negotiating slick-wire fencing at an acceptable transaction price
- There are no other structures on the property
- See next page for detailed survey

Survey of all ten acres



The home was built in 2018 and includes 4 bedrooms and 3 bathrooms within 3,198 heated square feet on one level

- French Country style elevation constructed of brick and Austin stone accented with large cedar features
- Includes a 134 square foot front porch and 304 square foot back porch with propane fireplace
- Over-sized three car garage with keypad entry and room for mower(s)
- Thoughtful floorplan for entertaining with open concept living, dining, and kitchen area with large vaulted ceiling and propane fireplace
- Split bedroom floorplan with master closet opening to a large laundry room
- Large study with bay windows and built-in desk, drawers, and shelving
- All exterior walls are 6" and entire home is spray foam insulated
- ~8 years of transferrable HVAC warranty which includes a 3-controlled system to maintain separate temperatures throughout the home. Trailing 12-month avg. electric bill is \$179
- Custom, solid wood cabinets throughout home with soft-close hardware. All painted / stained in-shop and come lifetime warrantied by local craftsman
- Stainless commercial appliances in kitchen including built-in separate fridge and freezer and wine refrigerator
- Exotic granite in all wet areas, jetted tub in master, and nailed-down hardwood floors in all rooms except bathrooms and guest bedrooms

Floorplan

