

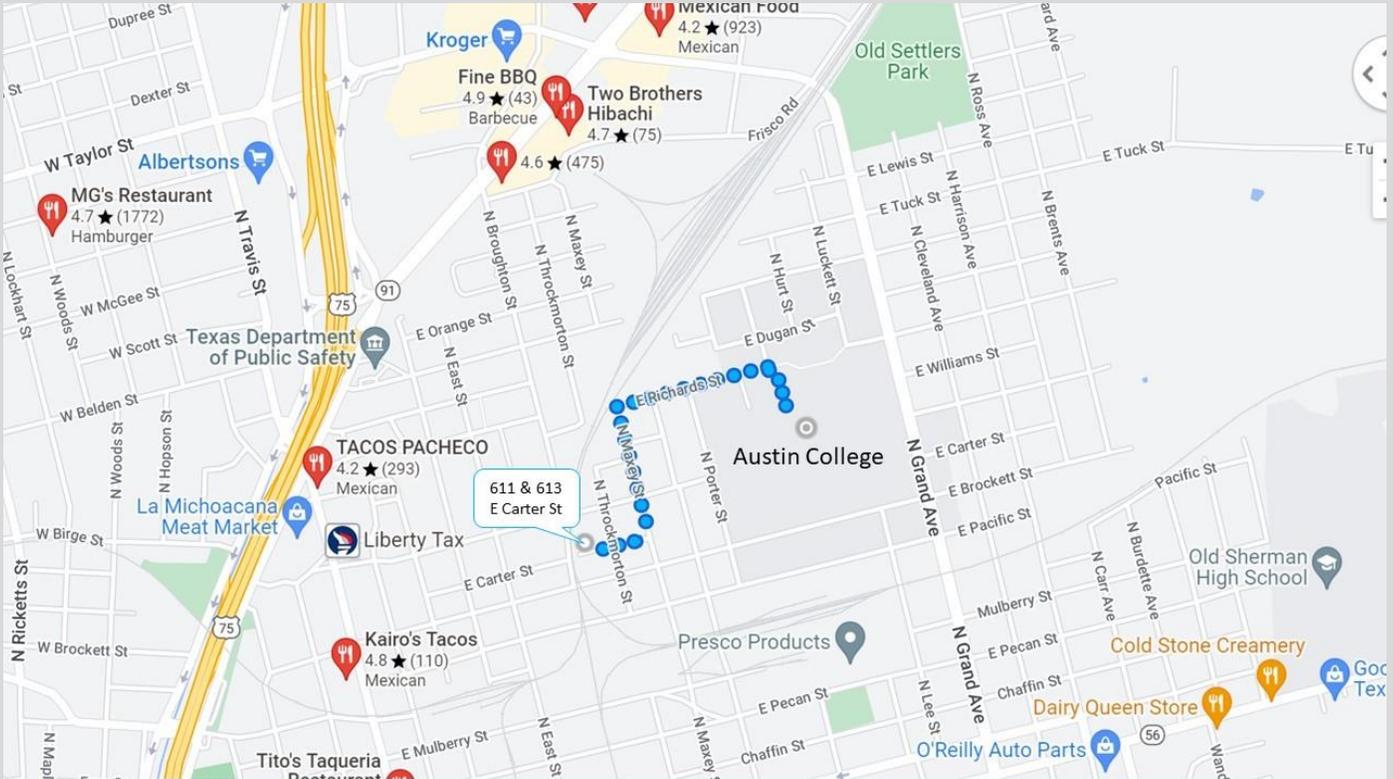


## Walking Distance to Austin College and 100% Tenant Occupied

FEATURES: **3 bed, 2 bath, 1255 sqft each**

Beautiful 2018 build in Sherman. Fully-occupied! Fantastic location next to Universities and I-75. Wide open floor-plan greets you upon entry. Living room flows seamlessly into your island kitchen featuring PLENTY of storage and countertop space. Stunning granite and backsplash. Over-sized Master with adjoining on-suite bath featuring custom tile work shower. All bedrooms are a great size. Fenced-in backyard and 1 car garage complete this gem! Both units are leased at \$1350 each. Both leases are up on June 30 and ready for rent increase.

# Location! Location! Location!



## Open Floor Plan









