

# 14830 CR 1313 MALAKOFF, TEXAS 75148



Nestled on three acres of serene countryside, this charming 1,600 square foot barndominium offers a perfect blend of rustic charm and modern amenities. Whether you are seeking a peaceful retreat, a versatile living space or a hobbyist's dream, this property has it all.



# Features Include:

- Living Area—Approximately 1,600 square feet constructed in 2018 (per the Henderson County Appraisal District)
- Construction—Aluminum siding constructed on a slab foundation with a tin roof
- Living Area (24' x 15') with ceiling fan and, woodburning fireplace and large windows overlooking the grounds
- Kitchen (15' x 10') with electric oven and range, dishwasher, disposal, microwave, refrigerator and breakfast bar
- Dining Area (12' x 12') with access to back patio/deck
- Two bedrooms and two and a half baths
- Master Bedroom (18' x 12') with view of grounds and bath with garden tub and separate shower
- Guest Bedroom (12' x 10') with ceiling fan
- Central air/heat (electric)
- Electric hot water heater
- Concrete floors throughout
- Utility room with washer/dryer connections and shower
- Two car garage with front entry and storage
- Gravel driveway
- Covered front porch and back patio/deck
- Fenced-in backyard with chainlink fencing
- Lot Size—Approximately 3.07 acres)
- Utilities Available—  
Electric—Oncor  
Phone/Cable/Internet—Optimum  
Water—City of Athens  
Septic—Aerobic septic system
- 2024 Taxes—Approximately \$5,287,13 per year without exemptions (per the Henderson County Appraisal District)
- Crossroads Independent School District

**ASKING PRICE—See website for pricing.**

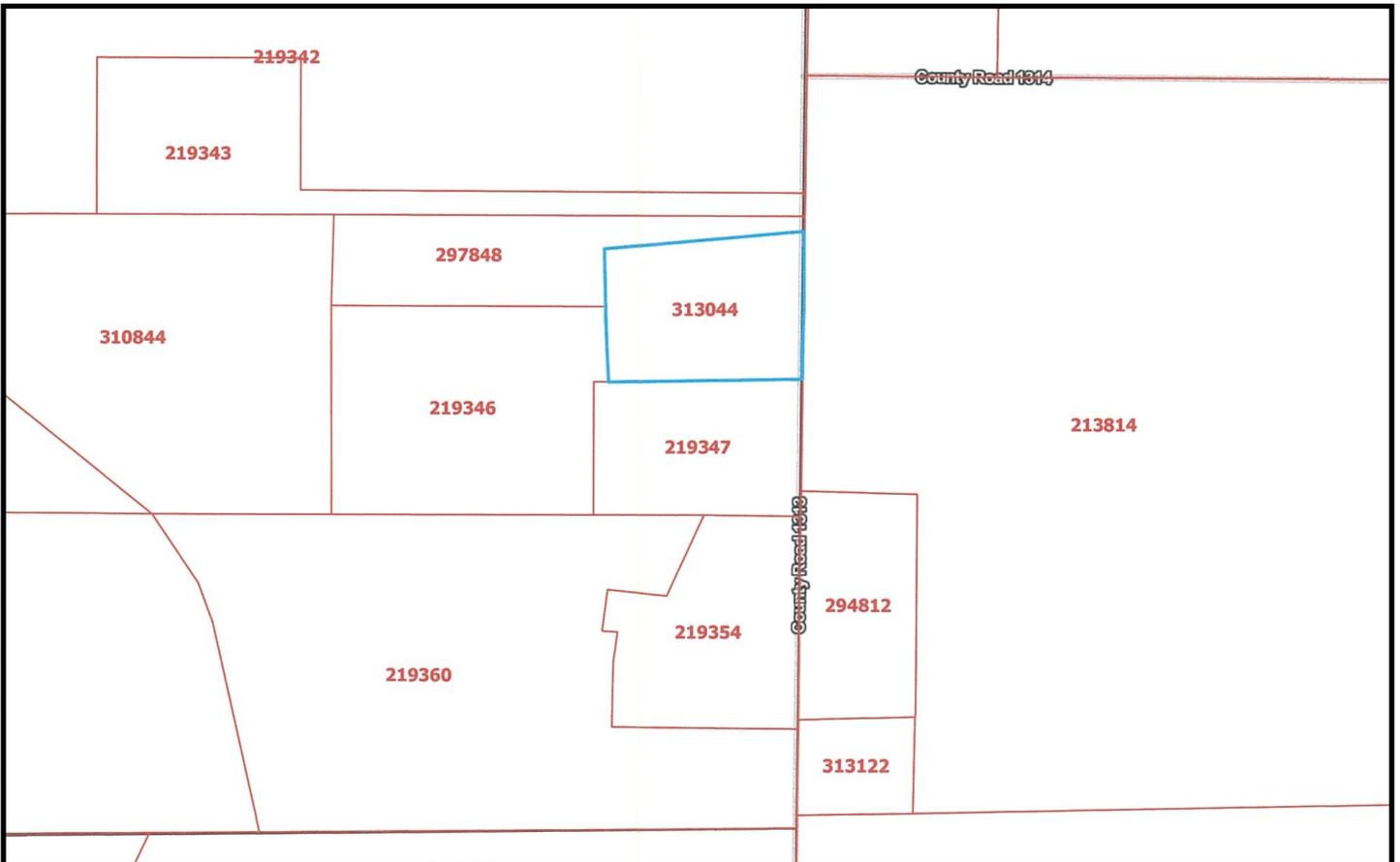














**Directions:** From Athens, travel approximately 12 miles south on Highway 59 to Cross Roads. Cross onto CR 1315, travel approximately 2.5 miles. Take a right on CR 1314, then a left on CR 1313 and the house will be on the right.

