



1070 FM 2137, Bullard, TX

IMPROVEMENTS

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- Since 2022, the property has been thoughtfully updated and meticulously maintained.
- All exterior wood has been professionally re-stained and inspected.
- New upstairs and downstairs HVAC systems installed.
- New downstairs bathroom vanity.
- New water heater.
- New stove, microwave, and KitchenAid dishwasher.
- Professionally trimmed trees and landscaping maintenance.
- Carpet installed on the staircase.
- New barn and entrance gate.
- New exterior stairs.
- Custom window box with professionally made cushions.
- Partial roof replacement and new gutters.
- New exterior doors beneath the porch.
- Added spray foam insulation to walls and ceiling.
- New landscaping and foliage.
- Numerous additional repairs, upgrades, and quality improvements completed throughout the property.

UTILITIES



Electric: CCEC | (903) 683-2248 | Approximate average: **\$175/month**



Water: Southern Utilities Company | (903) 593-2588 | Approximate average: **\$40/month**



Trash: Live Oak | (903) 839-1800 | Approximate average: **\$27/month**
(picked up once a week)