

2407 East State Hwy 159  
Fayetteville, TX 78940

Per current owner, please review the list of updates and information.

- Stripped house down to the studs.
- Home is all electric
- Updated electrical
- Updated plumbing
- All windows were replaced with Vinyl Low E Windows
- Recent hot water heater
- Recent 3.5-ton HVAC unit, including duct work
- Laminate and tile flooring were recently installed
- Fresh paint inside and out
- Hardie Plank exterior
- Re-worked existing water well
- Installed new permitted septic system
- Pond (currently low – area needs rain)
- Property is fenced and cross fenced
- Unrestricted property
- 30/50 amp for RV
- Additional electric meter near the back boundary – perfect for your shop or maybe you need additional housing for family members. (used to be a manufactured home in this area, it has been removed)
- Many beautiful trees
- Front gated entrance with solar lights
- Appliances at the home convey with the home: SS refrigerator, range/oven, microwave, dishwasher, and washer/dryer.
- Approximately 2.3 miles to Fayetteville
- Approximately 16 miles to Round Top
- Approximately 18 miles to La Grange
- Approximately 22 miles to Columbus
- Approximately 7.2 miles to Fayette County Lake

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