



# C&S PREMIER REALTY

## Property Features

2,123+ SF | 2.5 ACRES

### EXTERIOR

- 2.5 Acres
- 2-car garage w/workshop and patio
- Shed/Barn
- Circle driveway
- 17 kw Generac Whole home generator
- Sprinkler system
- 50-amp hook-up

### INTERIOR

- 3 BD/2 BA
- Bonus room/Sunroom/office
- Stainless Steel Refrigerator
- Fireplace

\*Sewer is an aerobic system.

\*The propane tank only feeds the generator and fireplace.

\*Walker County Special Utility District (Walker County SUD) (936) 295-4452

\*MidSouth for Electric (936) 825-5100

\*Seller had not completed a SD. Property was acquired through passing of parents.

\*New Survey will need to be ordered.

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