



# House for Sale.docx



**Sorry but house pictures show packed up boxes, etc. because we moved lots of furniture out yet not everything and still living in the home at this time.**

Home built extra sturdy by owner by better reinforcement such as rebar | foundation is much closer, studs closer, and many 2x6 used instead of smaller boards, etc.

Land is approximately .73 acres (very close to 3/4 Acre).

It is Unrestricted (Commercial and/or Residential).

Centrally located in the middle of 4 Subdivisions, along with many small businesses directly across the street, to one side, and behind the property.

Home built on one side of property which frees up one side and back of property to build a booming business such as storage units, rv/boat storage, small trailer park, rental home, or shops, along with adding a road to side of property. Can live in current home and/or use as office space. The possibilities are endless!

Has water line/faucet located at back of property, near the 2 slabs.

Has water line and electrical line/plug on vacant side of property near fence line.

Has electrical line/plug located in the middle of back yard.

Has two 12'x18' slabs near back of property which are about 10' apart so could build on separately or add slab in between for 1 bigger slab.

Approximately 165' of Road Frontage

Approximately 193' Deep

Home is 1660 square feet

Garage is 672 square feet

Approximate room sizes are . . .

Kitchen 13'x15'

Dining 11'x13'

Den 13'x19'

Living 13'x17'



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Master Bedroom 13'x13'

2nd Bedroom 10'x17'

3rd Bedroom 11'x14'

Hall Bath has Tub with Shower, Cabinets with Built In Hamper, Small Medicine Cabinet.

Master Bath has Walk In Shower and Faucet at Bottom, Wall Medicine Cabinet with Mirror and Lights.

Wide Hallway from Front Door includes a Closet, along with Hallway leading to Bedrooms and Baths.

See attached list showing all updates and major replacements done since home was built.

Pump House/Storage is approximately 7'x5'.

Has Individual Well Water and Aerobic Septic System with Sprinklers.

Everything is Electric now yet still has hookups for Propane, if wanted.

Back Patio 10'x14' Concrete Slab with Cover

Back Garage Door 4'x4' Concrete Slab

Front Door Concrete Slab/Covered Entrance Porch Approximately 6'x7'

3' Concrete Sidewalk leads to Driveway

Extra Wide/Long Concrete Driveway approximately 20' Wide x 37' Long, along with an extra 18' Long Asphalt Drive leading to road and 10' wide split gate to gain vehicle access onto property.

Extra 17' Wide x 24' Long Grass/Gravel Driveway with 12' Wide split gate to gain vehicle access onto property.

3' Gate on side of house for access to property.

Both Sides and Backyard are entirely fenced in with a 5' Chain Link Fence.

Has 4 Large Pecan Trees (Shade Trees) that produce many pecans annually.



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Side and Back Yard has 2 Medium Pear Trees, 1 Small Peach Tree, and a pretty Blooming Mimosa Tree.

Front Yard has 2 Blooming and Sweet Smelling Magnolia Trees.

## **Updates and Major Replacements Done since home was built in 1966**

To the best of my knowledge, the following are approximately last time any Major Items replaced. They are . . .

Toilets 10/2021

Water Heater around 2021

Double Oven around 2020

Stove Top around 2018

Exterior Trim Painted 6/2018

Tile Floor throughout house (excluding bathrooms) 9/2016

All Shingles taken off and new shingles installed 5/2016

New Gutters around 2014

Aerobic Septic System with Sprinklers 11/2014

Water Well Tank around 2014

Granite Countertops in kitchen and bar area around 2006

Interior Walls Painted around 2005

Garage doors, Openers, & all Exterior Doors replaced 2000, 1 opener replaced 2021

Weatherization which included extra blown insulation in walls and attic 8/2000

All Electrical Wiring, Breakers, and Breaker Box 3/2000

Deeper Water Well Drilled and Replaced Pump around 2000

AC/Heating System/Units 6/1999

All Plumbing Pipes replaced with copper 10/1998

Had Propane for Heater/Oven/Water Heater but converted everything to Electric sometime in the late 70's or early 80's.

5' Chain Link Fencing 3/1974 and repaired small section after a storm in 5/2012

I did find receipts of proof for some of the above items.