

## **Cottage at 412 E. Main St., Fayetteville TX**

**This home is special because:**

### **Main part of house:**

- 1. Lots of closet and storage space**
- 2. Large walk-in pantry**
- 3. Office with pocket door and wood ceiling**
- 4. Master bedroom & bathroom has pocket doors**
- 5. Custom roman shades in living room, dining room and office**
- 6. Custom stained glass windows in living room and dining area**
- 7. Designated laundry area (washer and dryer included)**

### **Private Guest Space with rent potential/B & B**

- 1. One bedroom/one bath. Separate room for office, etc. with extra large storage closet**
- 2. Living area – TV included**
- 3. Kitchen area – has been plumbed for sink so sink is easy to install. Refrigerator included, stained glass window**
- 4. Custom window treatments**
- 5. Separate front and back entry from main house**

**Storage shed has two workshops with workbenches and shelving plus garden shed with ramp for lawn mower.**

**There is a large backyard with mature pecan trees and raised bed garden.**

**The front yard has the largest live oak tree in Fayetteville (I was told it is approximately 500 – 700 years old!)**

**Wraparound porches in front/side with malibu lighting. Extra large carport with lighting. Also, newly installed French Drains.**

**And above all....walking distance to downtown Fayetteville!**