

# KEY *features*



15121 COUNTY ROAD 602

40'X30' SHOP W/ 11' LEAN-TO & CONCRETE DRIVE  
RV HOOK UPS (ELECTRIC & SEPTIC)  
SHOP HAS FULL BATHROOM W/SHOWER  
5.55 ACRES  
CITY WATER & TRASH SERVICE  
PROPANE TANK  
PRIVATE AEROBIC SEPTIC  
2021 CHAMPION BRAND HOME (ATHENS TX)  
FRONT & REAR DECKS ADDED TO HOME  
METAL ROOF  
TANKLESS HOT WATER HEATER  
WOOD-BURNING FIREPLACE  
REFRIGERATOR INCLUDED  
GUN SAFE/WASHER/DRYER - NEGOTIABLE!  
CUSTOM BUILT DOG-HOUSE STAYS!

## OTHER NOTABLE ITEMS

- WALKING DISTANCE TO ELEMENTARY SCHOOL
- FLOOD ZONE "X" (NOT IN A FLOOD ZONE)

*come check it out!*