

**White Tail Deer Lodge
2908 County Road 469
El Campo, Texas**

- 8400 Square Feet With 12-ft Wrap-Around Porch With Two Swings To View White Tail Deer & Wildlife, Provide A Great Opportunity For Quiet Peaceful Enjoyment Or Make This Property An Investment, Lodge Retreat Or Residence.
- Impressive Entrance With Telephone Poles Designed Into Indian Arrows
- Recently Painted Fence To Match Lodge/Residence
- Log Cabin Style With Massive Stone, Cedar, Pine & Metal Roof
- Updated Wood, Marble & Carpet Floors
- Fabulous Great Room Area Creating The Most Unique Blend Of Exceptional Features.
- Many Windows Accent 6 Manicured Acres With Native Oaks, Abundance Of Crepe Myrtles, Pecan & Fruit Trees.
- Updated Light Fixtures, Heavy Solid Wood Leaded Glass Custom Doors At Entrance
- Front & Side Door Is Handicap Accessible
- Great Room Has Fabulous 16-ft High Vaulted Beamed Ceiling & Floor-To-Ceiling Stone Wood-Burning Fireplace With Sitting Area.
- Solid Pine Walls, Ceiling & Doors
- "GOD Bless Cowboys" & "GOD Bless Cowgirls" Designed Bathrooms.
- Commercial Gourmet Kitchen Is A Special Attraction With Large Pantry, Updated Marble Floors, Stainless Steel Appliances (Negotiable), SS Triple Sink, Two 5-ft SS Tables Being Used An Island.
- Extra Large Dining Area With Updated Wood Floors, Antique Corrugated Metal Ceiling With Many Windows And Electric Fireplace.
- Unique Rustic Office With Cedar Posts, Once Used As A General Store When It Was Run As A Duck & Goose Lodge.
- 6 Recently Painted Bedrooms (4 Are Currently Used as Guest Quarters Each With A Private Bathroom), 5 Full Bathrooms & 2 Half Baths (Cowboy & Cowgirl) With Cedar Walls.
- Fully Furnished Attached Apartment Has 2 Bedrooms, Full Bath, Living Room w/Kitchenette.
- Could Be Caretaker Home/Mother-In-Law or Residence.
- Two Quaint Rustic Cabins Fully Furnished With Small Porches, Private Bathrooms, Small Kitchenette. Recently Updated.
- Separate Laundry Facilities.
- Fire Pits & BBQ Grills Available.
- Outside Shooting Gallery

INCOME

- Current August 2016
- Cabin #1 \$795.00
- Cabin #2 \$795.00
- Room #1 \$795.00
- Room #2 \$795.00
- Room #3 \$750.00
- Room #4 \$450.00 (Paid \$345.00 Assistant Manager Fee)

Expenses Approx \$950.00 Per Month

**KELLER WILLIAMS METROPOLITAN
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