

# Residential Detail

SubType	Beds	Baths	Price	MLS number
<10ac	3	2.5	529,000	#####



Legal	Abstract 53, County Block 2215, Tracts 9D, 9E & 9F, J.Vaughn Surv				
Status	Active	Recent Change		Price Change	
Exterior	Brick, Stone	I.S.D.		Bullard	
LotSqFt	372,045	Acreage		8.54	
LandDim	Rectangular	County		Cherokee	
Tax/SCE	\$4,810.39 ('15), AD	Exemptions		O--over 65	
City	Bullard	Year Built		2004	
Zip	75757	State	TX	Zone	None
X Street	F.M. 346	Htng/Cooling		H Pump, Elec Air	
StndtFtr	Beautiful, treed hilltop setting w/ lakeview.				

177	C.	3504	
RoadTyp	CR	Subdiv	No
Avl/Pos	30 Days		

## NarrtiveDscrptn

Beautiful hilltop, treed setting w/ million dollar views Lake Palestine. Very well kept home w/ lots of rooms. Pretty laminate, ceramic a carpet floors. Wood-burning fireplace. The house is at the top of the hill and the land is nicely rolling with scattered trees. There is a large back patio off the back sunroom. 17.5' x 11' sitting/piano room. In addition to the main home there is a 1,216 sq. ft. 3 BR, 2 BA manufactured home that is in very good condition. It is behind the main home. Would make an excellent guest or extended family home. Additional adjacent acreage is available. Also lots of fruit trees.

Directions: From the intersection of F.M. 855 & F.M. 346, N. on 346 for one quarter mile and left onto C.R. 3504 for 300' to sign and entrance on the left.

H/C SqFt	2,441.0	FamRoom	No	Water	None	Pool	No
Style	Traditional	Den	19.5' x 17'	Range	Yes	SecSys	Yes
Stories	1	GameRoom	No	StoveTop	No	LawnSprink	No
Floors	Crpt, Cermc, O	Office	No	Oven(s)	Yes	PropTank	Yes
Interior	Sheetrock	Study	7.5' x 7'	HoodVent	Yes	Intercom	No
Foundation	Slab	Loft	No	DW	Yes	Grill	No
Roof	30-year, Comp	Laundry	12.5' x 5'	Disposal	No	HOAssoc	No
Windows	Metal, Double	Breakfast	12' x 10.5'	Washer	No	Dues	0
#Rooms	14	DR	13' x 12.5'	Dryer	No	DuesPer	N/A
MasterBR	13.5' x 13'	FormalLR	No	Compactor	No	WaterSup	Southern Utils
BR#2	12' x 11.5'	OtherRm	Piano/Sitting	IceMaker	No	AvgWater	45
BR#3	11.5' x 10.5'	OtherRm	----	Microwave	No	Sewer	Aerobic
BR#4	----	OtherRm	----	#CeilFans	4	ElecCo	Oncor
BR#5	----	OtherRm	----	#WBFP(s)	1	AvgElect	300
BR#6	----	OpenPatio	32' x 11.5'	#FPInsert	0	GasCo	None
MasterBA	12.5' x 11'	CovdPatio	No	WoodHeat	No	AvgGas	0
Bath#2	11.5' x 5'	Porch	10.5' x 6.5'	Refrig	No	PhoneCo	CenturyLin
Bath#3	----	Deck(s)	No	WatSoft	No	CableCo	None
Bath#4	----	Gazebo	No	OtherApl	----	SanSer	Private Rural
Bath#5	----	Barn	No	OtherApl	----	HOW	No
HalfBA#1	4.5' x 4.5'	Shop	No	AtticFan	No	Builder	Northern Home
HalfBA#2	----	StorBldg	20' x 10'	Antenna	No	RoadSurf	Asphalt
CarStorage	2, CP	Fencing	Barbed	Satellite	Yes	ADA Acc	No
DoorOpnr	No	OthrStruc	----	CentVac	No	Minerals	All Owned
Basement	No	Terrain	Sloped	Jacuzzi	Yes	Vegetation	& Pasture, Law
Attic	No	Views	Distant	HotTub	No	DeedRestrct	No
		Kitchen	22' x 12.5				