

Residential Detail



SubType	Beds	Baths	Price	MLS number
>=10ac	4	3.5	699,000	6124

Legal	Abstract 864, County Block 1296, Tracts 1B, 1J & 1X, W.W. Vining				
Status	Active	Recent Change		New Listing	
Exterior	Metal			Troup	
LotSqFt	1,616,860			37.11	
LandDim	Irregular			Cherokee	
Tax/SCE	\$4,950.63 ('15), AD			H--homestead	
City	Troup			1999	
Zip	75789			State	TX
X Street	C.R. 4216	Htng/Cooling		H Pump, Elec Air	
StndtFtr	Gorgeous home on beautiful land.				

757		West Twin Creeks Trail	
RoadTyp	Private	Subdiv	No
Avl/Pos	To be negotiated.		

NarrtveDscrptn

DON'T KNOW WHERE TO BEGIN. Fabulous barndominium-type steel home w/ gorgeous interior, two ponds, beautiful pasture, views, pine plantation, over 1,700 sq. ft. of covered porch, three wells, three HVAC systems, totally equipped kitchen, two living areas, up to five BRs, two pole barns, covered parking for four cars, sprinklered yard, emergency generator, storm shelter basement, fencing and cross-fencing...and just as quiet as it can be. Five miles from Toup, eight from Bullard and 13 from Jacksonville. Very secluded setting w/ all fine homes in the area. Non-mandatory Homeowners Association.

Directions: From Mixon, North on F.M. 3052 for 3.3 miles to right onto C.R. 4216 for 1.1 mi.
to mail box cluster and right for .8 miles on natural road to entrance to home.

H/C SqFt	4,576.0	FamRoom	31' x 26.5'	Water	Pond(s)	Pool	No
Style	Barndominium	Den	No	Range	No	SecSys	No
Stories	2	GameRoom	No	StoveTop	Yes	LawnSprink	Yes
Floors	Crpt, Cermc, H	Office	14' x 12'	Oven(s)	2	PropTank	2 Tanks
Interior	Sheetrock	Study	No	HoodVent	Yes	Intercom	No
Foundation	Slab	Loft	No	DW	Yes	Grill	No
Roof	Standing Sea	Laundry	11.5' x 7'	Disposal	No	HOAssoc	Yes
Windows	Double P, Meta	Breakfast	No	Washer	No	Dues	0
#Rooms	14	DR	17.5' x 10.5'	Dryer	No	DuesPer	N/A
MasterBR	16.5' x 13.5'	FormalLR	24' x 16'	Compactor	Yes	WaterSup	Well
BR#2	16.5' x 12'	OtherRm	Pantry 5.5/7.5'	IceMaker	No	AvgWater	0
BR#3	15' x 11.5'	OtherRm	Sitting 13/9.5	Microwave	Yes	Sewer	Aerobic
BR#4	13.5' x 10.5'	OtherRm	----	#CeilFans	8	ElecCo	Co-Op
BR#5	----	OtherRm	----	#WBFP(s)	1	AvgElect	200
BR#6	----	OpenPatio	No	#FPInsert	0	GasCo	None
MasterBA	12' x 9.5'	CovdPatio	No	WoodHeat	Yes	AvgGas	0
Bath#2	11' x 9.5'	Porch	1,700 sq. ft.	Refrig	No	PhoneCo	Verizon
Bath#3	10.5' x 5.5'	Deck(s)	No	WatSoft	No	CableCo	None
Bath#4	----	Gazebo	No	OtherApl	----	SanSer	Private Rural
Bath#5	----	Barn	Pole Barn	OtherApl	----	HOW	No
HalfBA#1	In Laundry	Shop	No	AtticFan	No	Builder	John Pruitt
HalfBA#2	----	StorBldg	No	Antenna	Yes	RoadSurf	Iron Ore
CarStorage	3+, Att, Det	Fencing	Perimeter, Cro	Satellite	Yes	ADA Acc	No
DoorOpnr	Yes	OthrStruc	----	CentVac	No	Minerals	All Owned
Basement	Yes	Terrain	Rolling	Jacuzzi	No	Vegetation	Lawn, Pasture,
Attic	No	Views	Distant	HotTub	No	DeedRestrct	Yes
		Kitchen	17.5' x 11'				