

# Residential Detail

SubType	Beds	Baths	Price	MLS number
Suburban	3	2.5	154,900	5748



1399	C.	3113
RoadTyp	CR	Subdiv No
Avl/Pos	@ closing	

Legal	See legal at end of narrative.		
Status	Active	Recent Change	Price Change
Exterior	Brick	I.S.D.	J'ville
LotSqFt	82,546	Acreage	1.89
LandDim	Rectangular	County	Cherokee
Tax/SCE	\$2,692.53 ('13}, AD	Exemptions	None
City	Jacksonville	Year Built	1991
Zip	75766	State	TX
X Street	C.R. 3112	Zone	None
StndtFtr	Very pretty home on beautiful wooded lot.		
		Htng/Cooling	H Pump, Elec Air

## NarrtiveDscrptn

Beautiful 2-story brick home on pretty wooded lot. Just minutes from town and very close to the lake. Beautiful clay tile floors in several rooms. Beautiful, large covered back patio/porch w/ covered walkway to garage. Home has newer 30-year roof. The setting is very serene. The home is at the corner of Summit and Oak Point Drives. Possible owner financing to qualified buyer. LEGAL: Abstract 234, County Block 1860, Tract 31, J. Devereaux Survey & Lot 9, Block 1, Lakeway Subdivision, 2nd Revision. We have an inspection report on file.

## Directions:

From the intersection of U.S. 69 & U.S. 79, SW on 79 for 2.25 mi to left onto F.M. 747 for 2.5 mi. to left onto C.R. 3112 for .5 mi. to home on right.

H/C SqFt	2,046.0	FamRoom	No	Water	None	Pool	No
Style	Traditional	Den	29' x 14.5'	Range	No	SecSys	No
Stories	2	GameRoom	19.5' x 9.5'	StoveTop	Yes	LawnSprink	No
Floors	Crpt, Other	Office	11' x 9'	Oven(s)	Yes	PropTank	No
Interior	Sheetrock, Ma	Study	No	HoodVent	No	Intercom	No
Foundation	Slab	Loft	No	DW	Yes	Grill	No
Roof	30 year, Comp	Laundry	10' x 6'	Disposal	Yes	HOAssoc	No
Windows	Metal, Double	Breakfast	No	Washer	No	Dues	0
#Rooms	12	DR	10.5' x 10'	Dryer	No	DuesPer	N/A
MasterBR	14.5' x 13.5'	FormalLR	No	Compactor	No	WaterSup	Gum Creek
BR#2	19.5' x 9.5'	OtherRm	----	IceMaker	No	AvgWater	35
BR#3	19.5' x 9.5'	OtherRm	----	Microwave	No	Sewer	Septic
BR#4	----	OtherRm	----	#CeilFans	5	ElecCo	Co-op
BR#5	----	OtherRm	----	#WBFP(s)	1	AvgElect	135
BR#6	----	OpenPatio	No	#FPInsert	0	GasCo	None
MasterBA	18' x 9.5'	CovdPatio	29' x 10.5'	WoodHeat	No	AvgGas	0
Bath#2	12' x 5'	Porch	20.5 x 5'	Refrig	No	PhoneCo	Verizon
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	5' x 2'	Shop	No	AtticFan	Yes	Builder	Jones
HalfBA#2	----	StorBldg	23' x 5.5'	Antenna	Yes	RoadSurf	Asphalt
CarStorage	2, Det	Fencing	None	Satellite	Yes	ADA Acc	No
DoorOpnr	No	OthrStruc	----	CentVac	No	Minerals	All Owned
Basement	No	Terrain	Sloped	Jacuzzi	No	Vegetation	Trees, grass, l
Attic	Crawl Space	Views	Neighborhood	HotTub	No	DeedRestrct	No
		Kitchen	18.5' x 10'				