

142 VZ CR 3221 Wills Point, TX 75169

Total Acreage: 20.803± Acres, mostly wooded with dense hardwoods, lots of Oak & Hickory

Perimeter fully fenced with smooth wire field fencing

Smooth Wire fenced dog pen with gate

½ acre scenic stocked pond with coves (10' deep at center)

Small barn storage building

Home is 350' back from the CR with concrete drives

Home:

3412±sf built in 1997 by Wilkerson & Tunnel Custom Homes

Home is 2 story and split level

Exterior walls are 2"X6" with cellulose insulation

Brick veneer and vinyl siding, no exposed wood (except porch rails)

Brick extends up to cover the eaves

Concrete patio with 220 wiring for hot tub

Ceilings are 8', 9' & 10'

Aerobic septic system

Slab & Pier foundation (75 concrete piers under the slab)

Some settling cracks inside and outside. (See Seller's Disclosure Statement Addendum A about this issue)

4 bedrooms

3 full baths

Other rooms include:

Master sitting room with peninsula fireplace shared with Master Bedroom

Family Room with stone WB fireplace

Large Island kitchen with custom cabinets, Stainless steel appliances (smooth top electric range) & sinks, 6' island, checkerboard solid vinyl floor tiles

Breakfast Nook open to kitchen

Formal Dining room

Formal Living Room/Library with custom cabinets along one wall

Bedroom 2 is used as study with built in custom computer desk and storage

Vaulted Entry with 2 landing stairway, ceramic tile

Utility room with custom cabinets, deep stainless steel sink

Upstairs includes two large bedrooms with enlarged dormer areas, 8' ceilings

Additional features:

Walkway above entry with rails, large dormer, windows and display space
Covered Porch in front and screened porch on back
3 sets of double French Doors in Breakfast nook, Bedroom 2/Study, and Master Sitting
Downstairs ceilings 9' except Master Bedroom & bath, Family Room & Utility room
which are 10'
Split level stairs down into the 10' ceiling rooms from Kitchen and Dining into Family
Room and Sitting Room down to Master bedroom and master bath
Upstairs bedrooms are connected by a Jack & Jill Bath with sinks on each side
Large storage closets in each of upstairs bedrooms (out over covered porch)
Berber Carpet in most carpeted areas, plush gallery area in family room with
Oak hardwood floors around the perimeter of the room
Bay window in family room with oak window seat with storage
Wallpaper and border in Kitchen and bathrooms
Carrier Heat Pump and AC, 3 units/zones (2 downstairs, 1 for upstairs only)
2 large hot water heaters
25'X25' fully insulated garage with custom storage cabinets
2 WBFPs—River rock fireplace with raised heath in family room, 3 sided glass peninsula
Fireplace with ceramic tile in Master bedroom
Marble sinks and vanities in all baths
Marble tub upstairs, marble tub with Jacuzzi in Master (Bay window)
His and hers dressing areas, sinks and walk in closets in master bath
9 interior ceiling fans with 5 blades and light fixtures
4 outdoor type ceiling fans with lights on porches
Monitored security system