

**HIGHLIGHTS OF 2456 FM 858
BEN WHEELER, TEXAS**

New roof in 2010 with a 30 year warranty

New Upstairs A/C condensor in 2010

New entire A/C unit downstairs in 2012

New Exterior and Interior Paint in 2010

Spring Fed Lake

Spring Fed Creek

Pump connected to faucets for watering out of the lake

New screened in porch

Landscaped all around the property

Partially finished upstairs bonus room above the garage

Double Paned windows

Oversized Garage with storage

Split system- 2 A/C units

Programmable Thermostat

3' Hallways

Garden Tub

Blinds though out the house

Low Utility Bills

BIG TREES