

Residential Detail

SubType	Beds	Baths	Price	MLS number
>=10ac	3	2.0	170,000	5177



Legal	Abstract 550, County Block 2072, Tract 19, William McClain Surve				
Status	Active	Recent Change		New Listing	
Exterior	Wood Composition	I.S.D.		J'ville	
LotSqFt	984,412	Acreage		22.59	
LandDim	Irregular	County		Cherokee	
Tax/SCE	\$2,088.84 (*10), AD	Exemptions		H--homestead	
City	Ironton	Year Built		2009	
Zip	75766	State	TX	Zone	None
X Street	C.R. 3210	Htng/Cooling		H Pump	
StndtFtr	LOTS of square footage. Great views!				

2115	C.	3212
RoadTyp	CR	Subdiv No
Avl/Pos	@ closing	

NarrtiveDscrptn

A WORK IN PROGRESS This home has almost as much storage space as living space. It is about 95% complete w/ mostly cosmetic details lacking. There are panoramic views off the property, which has pine forest and cleared rolling land. The family room is huge and could be made into tow rooms. Huge MBR, over 270' of wrap-around, covered porch. Guest bedroom w/ own bath. 100's of sq. ft. of storage space. Portable building. There is an available hot tub. About 8.5 miles from town. Metal roof and beautiful bead paneling throughout interior. First three "Other Rooms are storage; the fourth is a guest BR w/ BA.

Directions: U.S. 79 for about 6 miles to Ironton cutoff (C.R. 3210). 3210 to right onto tracks to left onto C.R. 3212 for 1.5 miles. House on left.

H/C SqFt	2,100.0	FamRoom	35' x 22.5'	Water	None	Pool	No
Style	Ranch	Den	No	Range	Yes	SecSys	No
Stories	1	GameRoom	No	StoveTop	No	LawnSprink	No
Floors	Crpt, Vinyl	Office	No	Oven(s)	No	PropTank	No
Interior	BoardPnl	Study	No	HoodVent	Yes	Intercom	No
Foundation	Pier & Beam	Loft	No	DW	Yes	Grill	No
Roof	Standing Sea	Laundry	16' x 7.5'	Disposal	No	HOAssoc	No
Windows	Metal, Double	Breakfast	No	Washer	No	Dues	0
#Rooms	8	DR	13.5' x 13'	Dryer	No	DuesPer	N/A
MasterBR	24.5' x 16'	FormalLR	No	Compactor	No	WaterSup	Well
BR#2	18' x 14'	OtherRm	10.5' 10.5'	IceMaker	Yes	AvgWater	0
BR#3	11.5' x 9'	OtherRm	23.5' x 11.5'	Microwave	No	Sewer	Septic
BR#4	----	OtherRm	16' x 12'	#CeilFans	9	ElecCo	Co-op
BR#5	----	OtherRm	15.5' x 15'	#WBFP(s)	0	AvgElect	150
BR#6	----	OpenPatio	No	#FPIInsert	0	GasCo	None
MasterBA	16' x 6.5'	CovdPatio	No	WoodHeat	Yes	AvgGas	0
Bath#2	11.5' x 9'	Porch	Covered	Refrig	Yes	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	----	Shop	No	AtticFan	No	Builder	Owner
HalfBA#2	----	StorBldg	24' x 14'	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	Rolling	Jacuzzi	Yes	Vegetation	Natural Vegeta
Attic	Crawl Space	Views	Distant	HotTub	No	DeedRestr	No
		Kitchen	21.5' 13'				