

# Residential Detail

SubType	Beds	Baths	Price	MLS number
>=10ac	4	3.0	137,500	4787



1345	C.	4608
RoadTyp	CR	Subdiv None
Avl/Pos	funding	

Legal	Abstract 2, County Block 190, Tract 12, L. Baker Survey		
Status	Active	Recent Change	Other Info Chg
Exterior	Brick	I.S.D.	Other
LotSqFt	871,200	Acreage	20.0
LandDim	638' x 1,270'	County	Cherokee
Tax/SCE	\$653.74 ('09), AD	Exemptions	A--farm
City	Troup	Year Built	1974
Zip	75789	State	TX
X Street	F.M. 856	Zone	None
StndtFtr	Rolling pasture land w/ improved coastal;		
		Htng/Cooling	CE Heat, Elec Air

## NarrtiveDscrptn

**LISTING NOW REFLECTS HOUSE WITH 20 ACRES----**Additional 51.4 acres fronting CR 4610 also for sale. **BEAUTIFUL LAND----**20+ acres of fenced improved coastal pasture in the Troup area; gorgeous area of scenic rolling ranch land, this property has been in the family for many years but they have now decided to sell. Large ranch-style brick home from the 1970's has 4 bedrooms and 3 baths with large rooms throughout and a 2 car attached garage. 2,312 square feet per tax records. Home needs cosmetic updating and has a cracked slab (repair bid in file). **POTENTIAL HERE!** And, located on a paved county road. Community water and 2 septic s

**Directions:** U.S. 79 east of New Summerfield to north onto F.M. 856; go about 6 miles  
to Troup VFD (blue metal bldg) C.R. 4608 (rt); about 1.1 miles; house on left.

H/C SqFt	2,312.0	FamRoom	Yes	Water	Pond(s)	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	Sheetrock, Sh	Study	No	HoodVent	Yes	Intercom	No
Foundation	Slab	Loft	No	DW	No	Grill	No
Roof	Comp Shngl	Laundry	Yes	Disposal	No	HOAssoc	No
Windows	Metal	Breakfast	Yes	Washer	Yes	Dues	0
#Rooms	11	DR	No	Dryer	Yes	DuesPer	N/A
MasterBR	No	FormalLR	No	Compactor	No	WaterSup	Other
BR#2	Yes	OtherRm	No	IceMaker	Yes	AvgWater	0
BR#3	Yes	OtherRm	----	Microwave	No	Sewer	Septic
BR#4	Yes	OtherRm	----	#CeilFans	5	ElecCo	Co-op
BR#5	Yes	OtherRm	----	#WBFP(s)	1	AvgElect	0
BR#6	----	OpenPatio	Yes	#FPIInsert	0	GasCo	None
MasterBA	----	CovdPatio	No	WoodHeat	No	AvgGas	0
Bath#2	Yes	Porch	Yes	Refrig	No	PhoneCo	Other
Bath#3	Yes	Deck(s)	No	WatSoft	No	CableCo	No
Bath#4	Yes	Gazebo	No	OtherApl	----	SanSer	Private Rural
Bath#5	----	Barn	No	OtherApl	----	HOW	No
HalfBA#1	----	Shop	No	AtticFan	No	Builder	Unknown
HalfBA#2	----	StorBldg	No	Antenna	No	RoadSurf	Asphalt
CarStorage	2, Att, Gar	Fencing	Cross, Metal	Satellite	No	ADA Acc	No
DoorOpnr	No	OthrStruc	----	CentVac	No	Minerals	To Be Retaine
Basement	No	Terrain	Rolling	Jacuzzi	No	Vegetation	Lawn, Inprvd P
Attic	Yes	Views	Distant, Near	HotTub	No	DeedRestr	No
		Kitchen	Yes				