RES Real Estate Services

RESIDENTIAL ~ COMMERCIAL
FARMS & RANCHES ~ LOTS & LAND
1515 Heritage Dr., Suite 209, McKinney, TX 75069
www.resmckinney.com

2602 Ford Howe, TX 75459
$174,900

Bank Foreclosure! 2 HOUSES CONNECTED BY A CARPORT! Property considered a duplex per Grayson Co CAD. Being 2 acres, with a barn, this property could be income producing, family compound, etc...options endless! One unit (house) is leased mth to mth ($850) the other larger unit is vacant. GCAD reflects 2052 sqft and 1476 sqft. Excellent bank financing available with approved credit. Media pictures are of the vacant house.

Directions: From Hwy. 75 travel west on FM902; north on Ford Lane; Property on right

ML#:11116397	Year Built: 1993	Master Bedroom	0x0 Level: 1
Property Type	Residential	Bedroom 2	0x0 Level: 1
Property SubType	Single Family	Bedroom 3	0x0 Level: 1
Parcel ID	01011	Bedroom 4	0x0 Level: 1
Beds: 4	Baths (FH): 2 (2 0)	Bedroom 5	0x0 Level: 0
Pool	No	Study	0x0 Level: 0
Approx Square Feet	3528 Tax	Utility	0x0 Level: 1
Lot Sq Ft (approx)	87120	Other Rm 1	0x0 Level: 0
Lot Acres (approx)	2.000	Other Rm 2	0x0 Level: 0
Price/SqFt	$49.57	# Total Cvrd Parking	2
Map Coordinates	Other, none	# Carport Spaces	2
County	Grayson	HOA	None
Subdivision	McKinney James	Housing Type	Attached or 1/2 Dplx, Farm/ Ranch House, Single Detached
School District	Howe		
Elementary	Howe	Style Of House	Traditional
Middle	Howe	Lot Size/Acreage	1 Acre - 2.99 Acres
High	Howe	Lot Description	Acreage, Interior Lot
Listing Office	RES Real Estate Services	Exterior Features	Stable/Barn, Storage Building
Listing Agent	Janet Cobbel	Construction	Brick
# Full Baths 1st Lvl	2	Foundation	Slab
# Stories	1	Roof	Composition
# Living Areas	1	Parking/Garage	Attached, Covered, Side
# Dining Areas	1	Interior Features	Other
Handicap Amenities	No	Bed/Bath Features	Other
Living Room 1	0x0 Level: 1	Kitchen Equipment	Drop-in Rng/Oven-Elc
Living Room 2	0x0 Level: 0	Utility Room	Separate Utility Rm
Living Room 3	0x0 Level: 0	Flooring	Carpet, Vinyl
Formal Dining Rm	0x0 Level: 1	Heating/Cooling	Central Air-Elec, Central Heat-Elec
Breakfast Rm	0x0 Level: 0		
Kitchen	0x0 Level: 1	Energy Features	12 inch+ Attic Insul

Presented By: **Janet Cobbel**
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RES Real Estate Services
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MCKISSICK & ASSOCIATES 972.562.9090

March 2009

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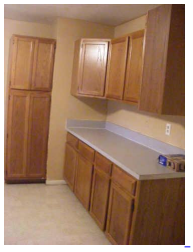
Customer Detail with Addl Pics Report

Listings as of 03/12/09 at 2:37pm

Active 10/01/08	Listing # 11116397 County: Grayson	2602 Ford Howe, TX 75459	Listing Price: $174,900 Map: Other, none

Prop Type	Residential	**Prop Subtype(s)**	Single Family
Area	037 - 05	**Subdivision**	McKinney James
Beds	4	**Approx Square Feet**	3528 Tax
Baths(FH)	2 (2 0)	**Price/Sq Ft**	$49.57
		Pool	No
Year Built	1993	**Lot Sq Ft (approx)**	87120
Parcel ID	01011	**Lot Acres (approx)**	2.000
DOM	162		

Listing Office RES Real Estate Services



School District Howe **ELEM** Howe **MIDL** Howe **HIGH** Howe

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Marketing Remarks Bank Foreclosure! 2 HOUSES CONNECTED BY A CARPORT! Property considered a duplex per Grayson Co CAD. Being 2 acres, with a barn, this property could be income producing, family compound, etc...options endless! One unit (house) is leased mth to mth ($850) the other larger unit is vacant. GCAD reflects 2052 sqft and 1476 sqft. Excellent bank financing available with approved credit. Media pictures are of the vacant house.

Yr Blt Description	Preowned		
Additional Info			
Multi Parcel ID	No	**MUD District**	No
Baths Detail			
# Full Baths 1st Lvl	2		
Listing Information			
# Stories	1	**# Living Areas**	1
# Dining Areas	1	**Handicap Amenities**	No
Room Sizes & Levels			
Living Room 1	0x0 Level: 1	**Living Room 2**	0x0 Level: 0
Living Room 3	0x0 Level: 0	**Formal Dining Rm**	0x0 Level: 1

Breakfast Rm	0x0 Level: 0	**Kitchen**	0x0 Level: 1
Master Bedroom	0x0 Level: 1	**Bedroom 2**	0x0 Level: 1
Bedroom 3	0x0 Level: 1	**Bedroom 4**	0x0 Level: 1
Bedroom 5	0x0 Level: 0	**Study**	0x0 Level: 0
Utility	0x0 Level: 1	**Other Rm 1**	0x0 Level: 0
Other Rm 2	0x0 Level: 0		

Exterior

# Total Cvrd Parking	2	**# Carport Spaces**	2
Security System	No	**HOA**	None

Residential Features

Housing Type	Attached or 1/2 Dplx, Farm/Ranch House, Single Detached	**Style Of House**	Traditional
Lot Size/Acreage	1 Acre - 2.99 Acres	**Lot Description**	Acreage, Interior Lot
Exterior Features	Stable/Barn, Storage Building	**Construction**	Brick
Foundation	Slab	**Roof**	Composition
Parking/Garage	Attached, Covered, Side	**Street Utilities**	All Weather Road
Interior Features	Other	**Bed/Bath Features**	Other
Kitchen Equipment	Drop-in Rng/Oven-Elc	**Utility Room**	Separate Utility Rm
Flooring	Carpet, Vinyl	**Heating/Cooling**	Central Air-Elec, Central Heat-Elec
Energy Features	12 inch+ Attic Insul	**Assumption Info.**	Not Assumable
Proposed Finance	Cash, Conventional, Owner Carry First		

Add'l Farm and Ranch Info

Barn 1	0x0 Level:	**Barn 2**	0x0 Level:
Barn 3	0x0 Level:		

Presented By:

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