

# Residential Detail

SubType	Beds	Baths	Price	MLS number
OCR	3	2.0	79,900	#####



480	C.	4312
RoadTyp	CR	Subdiv Montgomery
Avl/Pos	@ Closing	

Legal	Lots 1-7, Block 4, Montgomery Add. & part of 5th Street		
Status	Active	Recent Change	New Listing
Exterior	Brick, Vinyl	I.S.D.	Rusk
LotSqFt	64,904	Acreage	1.49
LandDim	Irregular	County	Cherokee
Tax/SCE	\$1,600.01 ('17), AD	Exemptions	None
City	Ponta	Year Built	1970
Zip	75766	State TX	Zone None
X Street	S.H. 204	Htng/Cooling	CG Heat, Elec Air
StndtFtr	Beautiful lot with rent home at back.		

## NarrtveDscrptn

Located a short distance from Jacksonville, Rusk & New Summerfield, this brick home sits on a beautiful 1.49 acre lot that has some gorgeous trees. There is also a manufactured home at the back of the property that brings in \$300.00/mo. in rent. The home has natural gas and the central HVAC unit is newer. There's a large covered patio/porch at the back of the home. The home needs some sprucing up but it will make a great starter. Some new windows have been installed in the home. Covered parking for two cars. Well water for the manufactured home.

## Directions:

At the intersection of S.H. 204 & S.H. 110. E., on 204 to right onto the third street (C.R. 4312). House is about 400' down the road, on the left. Sign.

H/C SqFt	1,648.0	FamRoom	No	Water	None	Pool	No
Style	Traditional	Den	No	Range	No	SecSys	No
Stories	1	GameRoom	No	StoveTop	Yes	LawnSprink	No
Floors	Crpt, Vinyl	Office	No	Oven(s)	Yes	PropTank	Yes
Interior	Sheetrock, She	Study	No	HoodVent	Yes	Intercom	No
Foundation	Slab	Loft	No	DW	No	Grill	No
Roof	Comp Shngl	Laundry	15.5' x 4.5'	Disposal	No	HOAssoc	No
Windows	Vinyl, Metal, S	Breakfast	No	Washer	No	Dues	0
#Rooms	8	DR	11.5' x 8'	Dryer	Yes	DuesPer	N/A
MasterBR	----	FormalLR	19' x 12.5'	Compactor	No	WaterSup	Gallatin
BR#2	13' x 11.5'	OtherRm	----	IceMaker	No	AvgWater	0
BR#3	13' x 11'	OtherRm	----	Microwave	No	Sewer	Septic
BR#4	11.5' x 9.5'	OtherRm	----	#CeilFans	1	ElecCo	Oncor Delivery
BR#5	----	OtherRm	----	#WBFP(s)	0	AvgElect	0
BR#6	----	OpenPatio	No	#FPInsert	0	GasCo	New Summerfi
MasterBA	----	CovdPatio	26.5' x 13'	WoodHeat	No	AvgGas	0
Bath#2	9.5' x 7.5'	Porch	10.5' x 6.5'	Refrig	Yes	PhoneCo	Frontier (
Bath#3	8.5' x 8'	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	Unknown
HalfBA#2	----	StorBldg	No	Antenna	No	RoadSurf	Asphalt
CarStorage	1, Att, Det, Ga	Fencing	None	Satellite	Yes	ADA Acc	No
DoorOpnr	No	OthrStruc	----	CentVac	No	Minerals	All Owned
Basement	No	Terrain	Sloped	Jacuzzi	No	Vegetation	Lawn
Attic	No	Views	Neighborhood	HotTub	No	DeedRestr	No
		Kitchen	11.5' x 10.5'				