



Country Home on Small Acreage for Sale

4214 FM 68, Wolfe City, Texas 75496

PENALTY for unsportsmanlike conduct for having a Pittsburgh Steelers themed game room in Cowboys territory! You'll love this PRISTINE Condition Country Home on small acreage home features 3 bedrooms, 3 bathrooms on a split bedroom plan. Also a game room that includes a full bath can be used as another bedroom or 2nd living area. Another room is an office that could be used as a bedroom giving this home a possibility of 5 bedrooms. The master bathroom as a jetted tub with a separate shower, double vanities and closets. Office has many shelves. There is a game room, currently in the Pittsburgh Steelers large enough to fit a pool table comfortably. Kitchen has a large pantry, quartz counter tops, copper sink, gas stove, and double oven. Additionally, there is a breakfast nook. The Living room features a gas starter wood burning fireplace with blowers. Many more amenities to mention this is a must see

Outside has many amenities; a 30' x 40' insulated shop with electric, 12' x 12' shed, covered porch with a back patio, dog run, pond, rain barrel attached to drip irrigation to the gardens, a covered walk way to the shop. There is a 504 sq. ft. cottage that is negotiable. Grab the chance to make this your home. on 6.379 acres in quiet community. Property located in Gober with a Wolfe City address. Commute to Dallas in approximately 1 hour 15 min. Lake Cooper, Lake Bonham close for fishing and boating. TX AM Commerce with its top agriculture program just 20 minutes. This home has much to offer with ownership pride you must see to truly appreciate.

\$359,000

Description 3 Bed / 3 Bath
Land..... 6.38 ± Acres
Kitchen 14' x 13'
Living Room 19' x 12'
Dining Room 11' x 10'
Master Bedroom 14' x 16'
Office 9' x 9'
Bedroom 2 12' x 12'
Bedroom 3..... 12' x 12'
Garage 2 Car Attached
Outside Feature Workshop
Outside Feature Storage Shed
Outside Feature Covered Patios

#42233-12598

Barbara Thomas Realtor®

Office | 903.438.2585
Mobile | 214.680.3978
barbarathomas4u@yahoo.com
altaterra@altaterrarealty.com
www.altaterrarealty.com



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