

FOR SALE

Home on 3.72 Acres
Listed for \$449,500

579 W Hughes St.
Collinsville, Texas



This versatile 3.72-acre property offers a single-story home, small barn, storage building, and a fenced pasture with a pond. While located in the city of Collinsville, it still offers a rural, spacious atmosphere to enjoy.

Built in 2002, the brick home features an open layout shared by the living area, a vaulted ceiling and vent for a free-standing wood stove, a kitchen with granite counters, a breakfast bar, and the dining area. There are also three bedrooms, two full baths, a separate utility room, and a two-car garage. Off the back of the home is a covered patio that overlooks a nice, large backyard with shade trees.

Outside is a 20x20 storage building with electricity, a concrete floor, an overhead door, and a 10x20 covered extension. There is also a 25x25 livestock barn with 2 small stalls, a storage area, and an enclosed tack room. The barn opens to a small pipe pen, a larger pasture with sandy loam soil, pipe & no-climb horse fencing, and a stock pond.

City utilities include water and sewer. Easy access from Fm902 or Hwy 377 and minutes to schools and dining options.



		Dutch and Cheryl Wiemeyer REALTORS® Direct/Text (940) 391-9092 Office (940) 365-4687 info@texasliving.com www.texasliving.com
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579 W Hughes Street, Collinsville, Texas 76233

MLS#: 20122024 N Active

Property Type: Residential

579 W Hughes Street Collinsville, TX 76233-2707

SubType: Single Family

LP: \$449,500



Also For Lease: N

Subdivision: Charles Quillen

County: Grayson

Country: United States

Parcel ID: 139233

Lot: Block:

Legal: G-0989 QUILLEN CHARLES A-G0989, ACRES 3.72

Unexmpt Tx: \$4,799

Lst \$/SqFt: \$274.92

Lake Name:

Lse MLS#:

Plan Dvlpm:

MultiPrcl: No MUD Dst: No

Beds: 3

Fireplc: 0

Tot Bth: 2

Full Bath: 2

Half Bath: 0

Liv Area: 1

Din Area: 1

Pool: No

Adult Community:

Smart Home App/Pwd: No

SqFt: 1,635/Public Records

Yr Built: 2002/Public Records/Preowned

Lot Dimen:

Subdivide?: No

HOA: None

Hdcp Am: No

Horses?: Yes

Attached: No

Acres: 3.720

HOA Dues:

Garage: Yes/2

Attch Gar: Yes

Carport: 0

Cov Prk: 2

School Information

School Dist: Collinsville ISD

Elementary: Collinsville

Intermediate: Collinsville

Middle:

High: Collinsville

Rooms

Room	Dimen / Lvl	Features	Room	Dimen / Lvl	Features
Living Room	19 x 17 / 1		Kitchen	13 x 11 / 1	Breakfast Bar, Built-in Cabinets, Granite/Granite Type Countertop, Water Line to Refrigerator
Dining Room	13 x 7 / 1		Master Bedrm	19 x 13 / 1	Ensuite Bath, Walk-in Closet(s)
Master Bathrm	0 x 0 / 1	Built-in Cabinets, Dual Sinks, Jetted Tub, Separate Shower	Bedroom	11 x 10 / 1	Split Bedrooms
Bedroom	11 x 10 / 1		Full Bath	0 x 0 / 1	
Utility Room	14 x 7 / 1	Room for Freezer, Separate Utility Room, Utility Closet			

General Information

Housing Type: Single Detached

Style of House: Traditional

Lot Size/Acres: 3 to < 5 Acres

Soil: Sandy Loam

Heating: Electric

Roof: Shingle

Windows: Window Coverings

Construction: Brick

Foundation: Slab

Basement: No

Possession: Closing/Funding

Fireplace Type:

Flooring: Carpet, Ceramic Tile, Concrete

Levels: 1

Type of Fence: Barbed Wire, Fenced, Partial, Pipe

Cooling: Ceiling Fan(s), Central Air

Accessible Ft:

Cmplx Appv For:

Patio/Porch: Patio

Special Notes:

Listing Terms: Cash, Conventional

Features

Appliances: Dishwasher, Disposal, Electric Range, Electric Water Heater

Laundry Feat: Dryer - Electric Hookup, In Utility Room, W/D - Full Size W/D Area, Washer Hookup

Interior Feat: Built-in Features, Granite Counters, High Speed Internet Available, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)

Park/Garage: 2-Car Single Door, Garage Door Opener, Garage Faces Front

Street/Utilities: Asphalt, City Sewer, City Water, Co-op Electric, Individual Water Meter, Overhead Utilities

Lot Description: Acreage, Few Trees, Irregular Lot, Level, Tank/ Pond

Other Structures: Barn(s), Storage

Easements: Utilities

Showing: ShowingTime-CSS, No Sign

Remarks

**Property
Description:**

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**Public Driving
Directions:**

From Fm902, North on W Hughes, North on Cobb Street. 2nd property on the left.

Agent/Office Information

Lst Ofc: KELLER WILLIAMS REALTY**Lst Agt:** [DUTCH WIEMEYER](#)

Prepared By: DUTCH WIEMEYER KELLER WILLIAMS REALTY on 07/23/2022 12:03

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PROPERTY AERIAL...View Of Home, Livestock Barn, Front Pasture And Shop. Property Lines Are Approximate And For Illustration Only

PROPERTY LAYOUT...Property Outlines Are Approximate And For Illustration Only



FRONT OF HOME

BACK OF HOME AND BACK YARD



BACK YARD

FRONT PASTURE

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FRONT PASTURE AND LIVESTOCK BARN



LIVESTOCK BARN...2 Stalls, Feed/Storage Area And Enclosed Tack Room



LIVESTOCK BARN STALLS



LIVING ROOM...Vaulted Ceiling, Tile Floor, Doors To Cvr'd Back Porch



LIVING ROOM...Extra Photo



KITCHEN...Granite Countertops, Tile Floor, Electric Range, Dishwasher, Breakfast Bar

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KITCHEN...Extra Photo



KITCHEN AND DINETTE



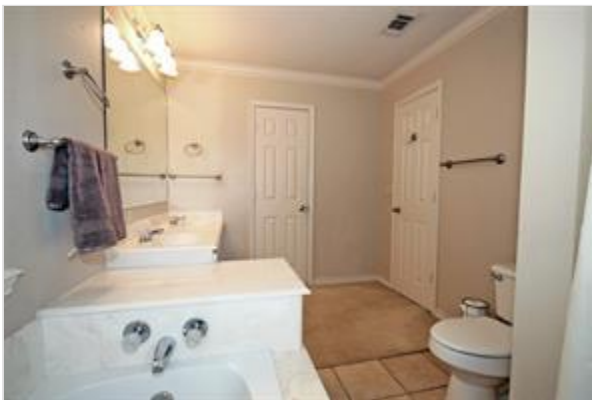
DINETTE...Tile Floor



MASTER BEDROOM...Door To Back Patio



MASTER BATH...Tile & Carpet Flooring, Dbl Vanity, Tub And Shower



MASTER BATH...Extra Photo, Walk-In Closet

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BEDROOM 2



BEDROOM 3



GUEST BATH...Tile Floor, Tub/Shower Combo



UTILITY ROOM



WORKSHOP/STORAGE BLDG...20 x 20 Enclosed Area With Concrete Floor, Lights, Pedestrian Door, 10 x 10 Overhead Door, 10 x 20 Covered Extension



WORKSHOP/STORAGE BLDG INTERIOR

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CONCRETE DRIVEWAY



SATELLITE AERIAL...Property Outlines And Tags Are Approximate