

FOR SALE

New Barndominium on 2 Acres
Listed for \$497,000

232 Stiles Road
Whitesboro, Texas



NEW CONSTRUCTION ON 2 ACRES IN A NICE AREA SOUTH OF WHITESBORO AND MINUTES TO HWY 377.

The home's attractive barndominium design with exterior stone wainscoting offers 2,100 square feet of interior living space, 500 square feet of partial wrap-around covered porch space, and a 1,200 square foot insulated garage.

The floorplan includes a spacious living room with a stone gas fireplace, that shares an open concept with the kitchen and dining area. There are three bedrooms, a 14x11 flex room with closet that can be an office or craft room, a utility room, and two full baths. The kitchen offers an island, breakfast bar, dual fuel range, refrigerator, microwave, and walk-in pantry. All ceilings are 9 feet, floors are luxury vinyl plank, and granite countertops in the kitchen and baths. The living area and garage are foam insulated, the HVAC is a heat pump system, and there is a tankless propane water heater.

Outside, there's ample room outside for a horse barn or workshop, and the deed restrictions allow for one horse or cow per acre of land.



Dutch and Cheryl Wiemeyer
REALTORS®
Direct/Text (940) 391-9092
Office (940) 365-4687
info@texasliving.com
www.texasliving.com

232 Stiles Road, Whitesboro, Texas 76273

MLS#: 20205625 **N** Active
Property Type: Residential

[232 Stiles Road Whitesboro, TX 76273](#)
SubType: Single Family

LP: \$497,000



Also For Lease: N
Subdivision: Old Town Stiles
County: Grayson
Country: United States
Parcel ID: [407652](#)
Lot: 4 **Block:** A
Legal:
Spcl Tax Auth: No

Lst \$/SqFt: \$236.67

Lake Name:
Lse MLS#:
Plan Dvlpm:
MultiPrcl: No **MUD Dst:** No

Beds: 3 **Tot Bth:** 2 **Liv Area:** 1
Fireplc: 1 **Full Bath:** 2 **Din Area:** 1 **Pool:** No
Half Bath: 0 **Adult Community:**
Smart Home App/Pwd: No

SqFt: 2,100/Builder
Yr Built: 2022/Builder/New Construction - Complete
Lot Dimen: 250x348
Subdivide?: No
HOA: None

Hdcp Am: No
Horses?: Yes
Attached: No
Acres: 2.000
HOA Dues:

Garage: Yes/2
Attch Gar: Yes
Carport: 0
Cov Prk: 2

School Information

School Dist: Whitesboro ISD
Elementary: Whitesboro **Middle:** Whitesboro **High:** Whitesboro

Rooms

Room	Dimen / Lvl	Features	Room	Dimen / Lvl	Features
Living Room	25 x 16 / 1	Fireplace	Office	14 x 11 / 1	
Kitchen	16 x 13 / 1	Breakfast Bar, Built-in Cabinets, Kitchen Island, Natural Stone/Granite Type, Walk-in Pantry	Primary Bedrm	17 x 14 / 1	Dual Sinks, Ensuite Bath, Linen Closet, Separate Shower, Walk-in Closet(s)
Bedroom	14 x 11 / 1		Bedroom	12 x 8 / 1	
Utility Room	12 x 12 / 1	Built-in Cabinets, Separate Utility Room, Sink in Utility	Dining Room	11 x 9 / 1	

General Information

Housing Type: Single Detached
Style of House: Barndominium
Lot Size/Acres: 1 to < 3 Acres
Soil: Sandy Loam
Heating: Central, Heat Pump

Roof: Metal
Construction: Metal Siding, Rock/Stone
Foundation: Slab
Basement: No
Possession: Closing/Funding

Fireplace Type: Gas, Living Room, Stone, Ventless
Flooring: Luxury Vinyl Plank
Levels: 1
Type of Fence: None
Cooling: Ceiling Fan(s), Central Air, ENERGY STAR Qualified Equipment

Accessible Ft:
Patio/Porch:
Special Notes:
Listing Terms: Cash, Conventional

Features

Appliances: Dishwasher, Electric Oven, Gas Range, Gas Water Heater, Microwave, Refrigerator, Tankless Water Heater, Vented Exhaust Fan

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

Exterior Feat: Covered Patio/Porch, Rain Gutters

Park/Garage: Enclosed, Garage Door Opener, Garage Faces Side, Lighted, Oversized

Street/Utilities: Aerobic Septic, Asphalt, Co-op Electric, Co-op Water, Electricity Connected, Individual Water Meter, Outside City Limits, Overhead Utilities, Propane, No City Services

Lot Description: Acreage, Level

Restrictions: Deed

Easements: Utilities

Showing: ShowingTime-CSS, No Lock Box

Remarks

Property NEW CONSTRUCTION ON 2 ACRES IN A NICE AREA SOUTH OF WHITESBORO AND MINUTES TO HWY 377. The home's

Description: attractive barndominium design with exterior stone wainscoting offers 2,100 square feet of interior living space, 500 square feet of partial wrap-around covered porch space, & a 1,200 square foot insulated garage. The floorplan includes a spacious living room with a stone gas fireplace, that shares an open concept with the kitchen & dining area. There are three bedrooms, a 14x11 flex room with closet that can be an office or craft room, a utility room, and two full baths. The kitchen offers an island, breakfast bar, dual fuel range, refrigerator, microwave, and walk-in pantry. All ceilings are 9 feet, floors are luxury vinyl plank, and granite countertops in the kitchen and baths. The interior and garage are foam insulated, HVAC with heat pump, & a tankless water heater. Plenty of room outside for a horse barn or workshop.

Public Driving Directions: Old Town Road between Gunter Road and Old Center Church Road, Go east On Stiles.

Agent/Office Information

Lst Ofc: KELLER WILLIAMS REALTY

Lst Agt: [DUTCH WIEMEYER](#)

Prepared By: DUTCH WIEMEYER KELLER WILLIAMS REALTY on 11/11/2022 13:53

Information Deemed Reliable, but not Guaranteed. Copyright: 2022 NTREIS.

232 Stiles Road, Whitesboro, Texas 76273

Listing ID: 20205625



Front view



Overhead view facing south



Overhead view facing southwest



Side porch



Front porch



Front Porch

232 Stiles Road, Whitesboro, Texas 76273
Listing ID: 20205625



Living area and kitchen



Living area



Living area facing kitchen and dining area



Kitchen



Kitchen and dining area



Dining area



232 Stiles Road, Whitesboro, Texas 76273

Listing ID: 20205625

Master bedroom

Master bedroom



Master bath with walk in shower

Vanity in master bath

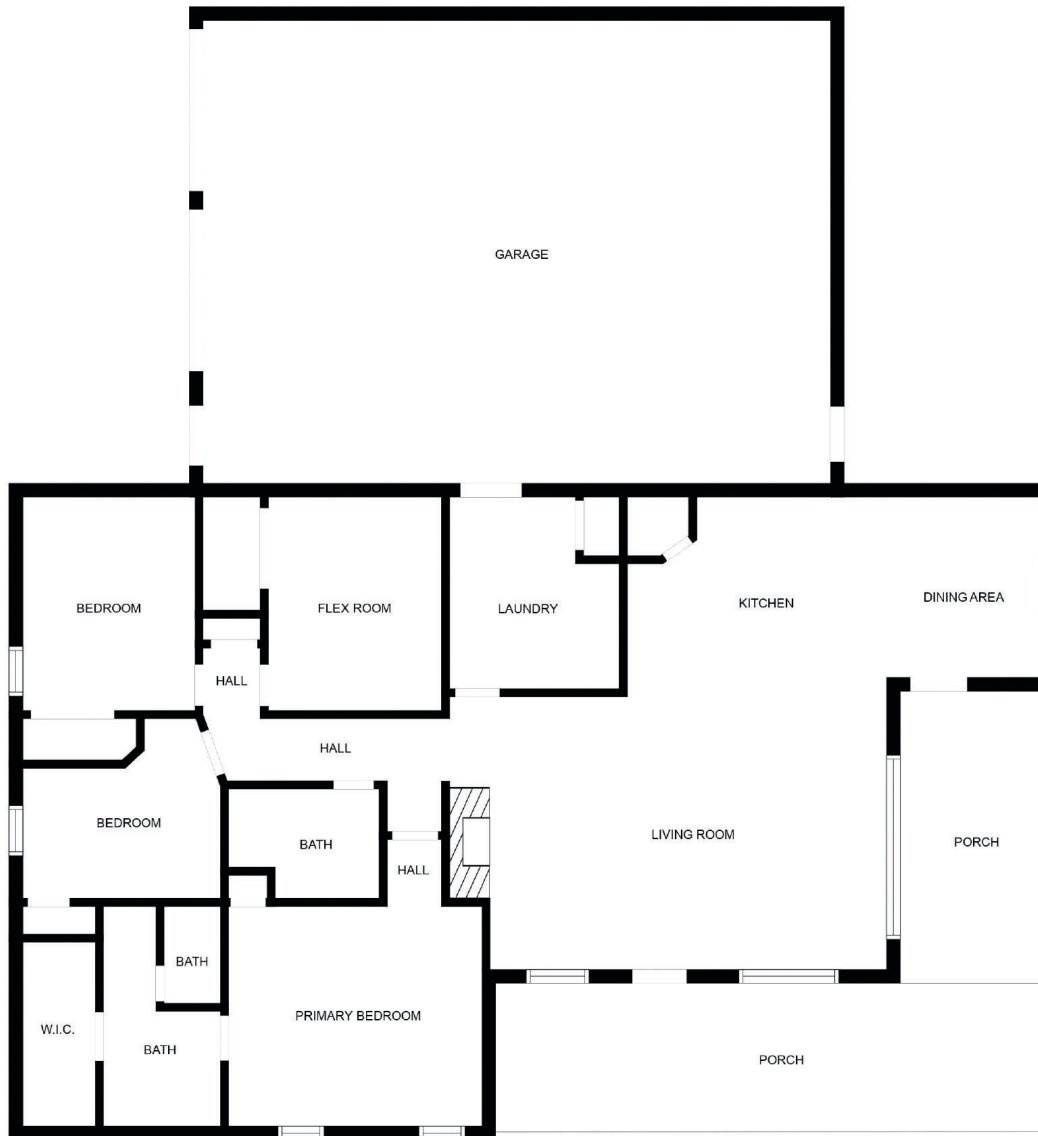


Full guest bath

Utility room



1200sf insulated garage



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Stiles Road

Asphalt Surfaced County Road

Old Town Stiles Addition

21 August 2020 2020-127 P.R.

Lot 6

Note:

1. There May Or May Not Be Pipe Lines On This Property.
2. Adjoining tract data is for informational purposes only and does not represent a complete survey of those lands.
3. This Survey May Or May Not Comply With City or County Platting Regulations.
4. The Client or Client's representatives will have 45 days from the date the Survey was issued to change any misspellings or any errors on the Survey report. After this time has expired all parties involved must accept the Survey as issued.
5. This Survey was prepared without the benefit of having a Title Policy.

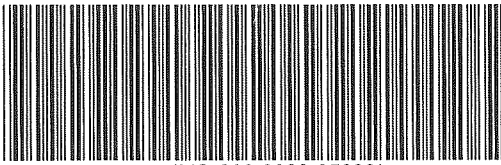
State of Texas
Registered
★
Don K. Cox
4577
Professional
Land Surveyor

[illegible]

MH = Man Hole
ICV = Irrigation System
S3R = Set 3/4" Rod
RIP = Rip & Rebar
SIP = Set 1/2" Sq.Tubing
FST = Fd 1/2" Sq.Tubing
FSR = Fd Sq. Rod
ROW = Right-of-Way
-X= Fence Line
() = Dead Colls
-E= Electric Line
-T= Telephone Line
-C= TV Cable
GM = Gas Meter
PP = Power Pole
WM = Water Meter
AC = Air Cond.
BL = Building Line
UCT = Undergr. phone
COP = Corner Post
UE = Utility Easement
BC = Back of Curb



Drawn by: <u>JCA</u>	Job No.	
Check by: <u>DKC</u>	22-14197	Date: <u>07 July 2022</u>
	Firm # 10005500	



VG-286-2020-25893

Grayson County
Wilma Bush
County Clerk
Sherman, TX 75090

Instrument Number: 2020 - 25893

Real Property Recordings

Recorded On: September 24, 2020 09:57 AM

Number of Pages: 4

Parties: WOLF BILLY LEE ETAL

" Examined and Charged as Follows: "

Total Recording: \$24.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described Document
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 25893
Receipt Number: 20200924000066
Recorded Date/Time: September 24, 2020 09:57 AM
User: Hailee A
Station: CLERK05

Record and Return To:

RED RIVER TITLE CO
421 N CROCKETT ST

SHERMAN TX 75090



STATE OF TEXAS
COUNTY OF GRAYSON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Grayson County, Texas.

Wilma Bush
County Clerk
Grayson County, TX

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

This DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS is made by BILLY LEE WOLF, Trustee of THE BILLY WOLF FAMILY IRREVOCABLE TRUST and Trustee of THE JENNIE WOLF FAMILY IRREVOCABLE FAMILY TRUST ("Declarant") for the purposes herein set forth as follows:

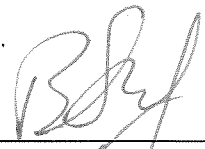
Whereas Declarant is the owner of that certain real property described as Lots 3, 4, 5, 6, 7 and 8 of Block A of OLD TOWN STILES ADDITION, Grayson County, Texas as shown by plat of record in Document No. 2020-127 of the Plat Records of Grayson County, Texas ("the property"); and

Whereas Declarant desires to ensure the best and highest and most appropriate use of the property, to guard against the erection of poorly designed structures on the property and to encourage attractive improvements on the property and in general to provide for the development of the highest quality to enhance the value of the investment of Owners of the property and therefore hereby declare that the property is and shall be held, transferred, sold, conveyed and occupied subject to the following covenants, conditions and restrictions:

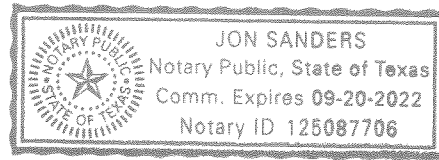
1. All of said Lots shall be known and described as residential lots. No building shall be erected, altered, placed or permitted to remain on any lots, other than detached single-family dwelling not to exceed two stories in height and private or detached garage. Said lots and structures shall be used only as one-family residence and for no other purposes.
2. The minimum floor area of the main structures, exclusive of open porches and garages shall not be less than 1,600 square feet, and shall be constructed with all new materials and shall be at a minimum 40% brick or some exterior or log home. Barndominiums allowed.
3. All roofing material used in construction of any buildings upon any lot will be composition, clay, concrete, tile or metal roof.
4. The main building, garages, out buildings and lateral lines for septic systems shall not be located on any lot nearer than 50' to the road right of way or 20' to the side and rear property lines.
5. Trash, garbage or other waste shall not be kept except in sanitary containers. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
6. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. No dirt bikes, motorcycles or any other fuel powered recreational vehicles are to be used on any part of the subdivision, except on county roads.
7. No structure of a temporary character, mobile home, modular home, manufactured home, mobile motor home, trailer, including boat trailer, basement, tent, shack, garage, barn or other outbuildings shall be used on any lot at any time as a residence. Travel trailers may be lived in during visible permanent residence construction, for a period not to exceed 12 months.
8. No signs of any kind shall be displayed to the public view on any lot except a sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sale period.
9. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats or other household pets may be kept and no more than one (1) cow, bull, steer, horse or sheep per one (1) acre of land provided that none of the animals allowed are kept, bred, or maintained for any commercial purposes. No keeping of swine or ratite.
All pets shall be restricted to their own tract of land within the subdivision except for the county roads.

10. No lot shall be used or maintained as a dumping ground for rubbish, trash or garbage.
11. No inoperable vehicles of any kind, No boat or boats, motor home or travel trailer, tractor or tractors, trailer or trailers may be parked on the street in this subdivision over night. No vehicle of any size which normally transports inflammatory or explosive cargo may be kept in this subdivision at any time.
12. No antennae, tower or electric generator shall be erected upon any lot for the purposes of radio operation.
13. No heavy industrial uses, including, without limitations, any heavy manufacturing, smelting, rendering, brewing, refining, chemical manufacturing or processing, and rubber or gutta-percha manufacturing uses.
14. No use which violates any statute, rule, regulation, ordinance or other law of any governmental entity, including but not limited to all rules and orders of the Texas Water Development Board and the Texas Water Commission.
15. No professional business or commercial activity to which the general public is invited shall be conducted on any parcel.
16. No material of any nature, involved in construction of any residence in this addition, shall be unloaded in any street, moved to any street, or stored in any street at any time during or after completion of job. All construction shall be completed within twelve (12) months of its commencement date.
17. Permitted Use: Single family residential dwellings.
18. There shall be an easement granted to Two Way Water Corporation and Grayson-Collin Electric Coop., Inc.
19. All waste water treatment systems for each tract, whether septic tanks or otherwise, shall conform to any and all regulations and specification imposed by Grayson county as they presently exist or as they may hereafter be amended. No waste water treatment system or any part thereof shall be located any closer than thirty (30) feet of any side or rear property line of any tract, and fifty feet (50) from the road right of
20. There shall be no vehicle access, either permanent or temporary, to any lot from the East/West County Road known as Orchard Road to include but not limited to Lots 1 and 19.
21. If any person or persons shall violate any or the restrictions and covenants herein, it shall be lawful for any person or persons owning any lot in said subdivision to prosecute proceedings at law or in equity against the person violating or attempting to violate any such restriction and covenant, either to prevent him or them from so doing or to correct such violate any such restriction and covenant, either to prevent him or them from so doing or to correct such violation, or such other relief for such violation as may be borne by the party violating the restrictions by judgement or court order of a court or competent jurisdiction shall in no wise affect any of the other provisions or parts of provisions which shall remain in full force and effect.

Executed by Declarant this 23rd day of September, 2020.

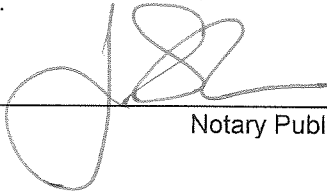

BILLY LEE WOLF, Trustee of THE BILLY WOLF
FAMILY IRREVOCABLE TRUST


BILLY LEE WOLF, Trustee of THE JENNIE WOLF
FAMILY IRREVOCABLE TRUST



THE STATE OF TEXAS
COUNTY OF Grayson

This instrument was acknowledged before me on the 23rd day of September, 2020 by
BILLY LEE WOLF, Trustee of THE BILLY WOLF FAMILY IRREVOCABLE TRUST and Trustee of
THE JENNIE WOLF FAMILY IRREVOCABLE TRUST.



Notary Public, State of Texas