



9385 Mallard Way - LaRue, TX

Entertaining will be a breeze in this executive home! Recently updated and in pristine condition. The outside features a saltwater pool, covered patio with rock fireplace, a big screen tv for enjoying sports and so much more. Located in the gated Safari Waters Ranch, which boasts tons of exotic wildlife including Elk and Zebra, and access to three trophy bass lakes.

See Website For Pricing

FEATURES:

- 4 Bedrooms, 3.5 Baths
- Custom built in 2011
- Approximately 3,323 square feet (per owner)
- Open floor plan with living room, dining room, kitchen and breakfast room all contiguous and open
- Living Room Area (16' x 23') with tile flooring, and gas log fireplace
- Dining Room Area (12' x 12') with tile flooring
- Kitchen (12' x 16') with tile flooring, Granite countertops, custom cabinetry, electric range, dishwasher, walk-in pantry, breakfast bar
- Breakfast Room Area (13' x 16') with tile flooring
- Laundry Room (8' x 12') with tile flooring, built-in cabinets, utility sink
- Master Bedroom (17' x 17') with tile flooring, plantation shutters
- Master Bath (7' x 14') with tile flooring, garden tub, separate shower, separate vanities and two walk-in closets with built-ins
- Guest Bedroom 1 or Office (11' x 15') with carpet,
- Guest Bedroom 2 (12' x 13') with carpet

UPSTAIRS:

- Guest Room 3 (14' x 16') with carpet, two closets and an ensuite bathroom (could be a second living area)

OTHER FEATURES:

- Central electric heat and air (two units)
- Two electric water heaters
- Roof - Composition shingles
- Slab foundation
- Two car, side entry garage (21.5' x 35') with two big storage closets
- Salt Water pool with fountain, slide and tanning ledge
- 30' x 37' metal workshop with 16' ceilings and three overhead doors
- Lot Size - Approximately 2.01 acres

OTHER INFORMATION:

- Water - Aqua
- Aerobic septic system
- Electric - Trinity Valley Electric
- Cable - Suddenlink
- Telephone/Internet - Suddenlink
- LaPoynor Independent School District
- Current Taxes - Approximately \$7,789.24 annually with exemptions (per the Henderson County Appraisal District)

*** All measurements are approximate*

*** This material is based upon information which we consider reliable, but because third parties have supplied it, we cannot represent that it is accurate or complete and it should not be relied upon as such. This brochure is subject to errors and omissions and the property is subject to change of price or withdrawal without notice.*







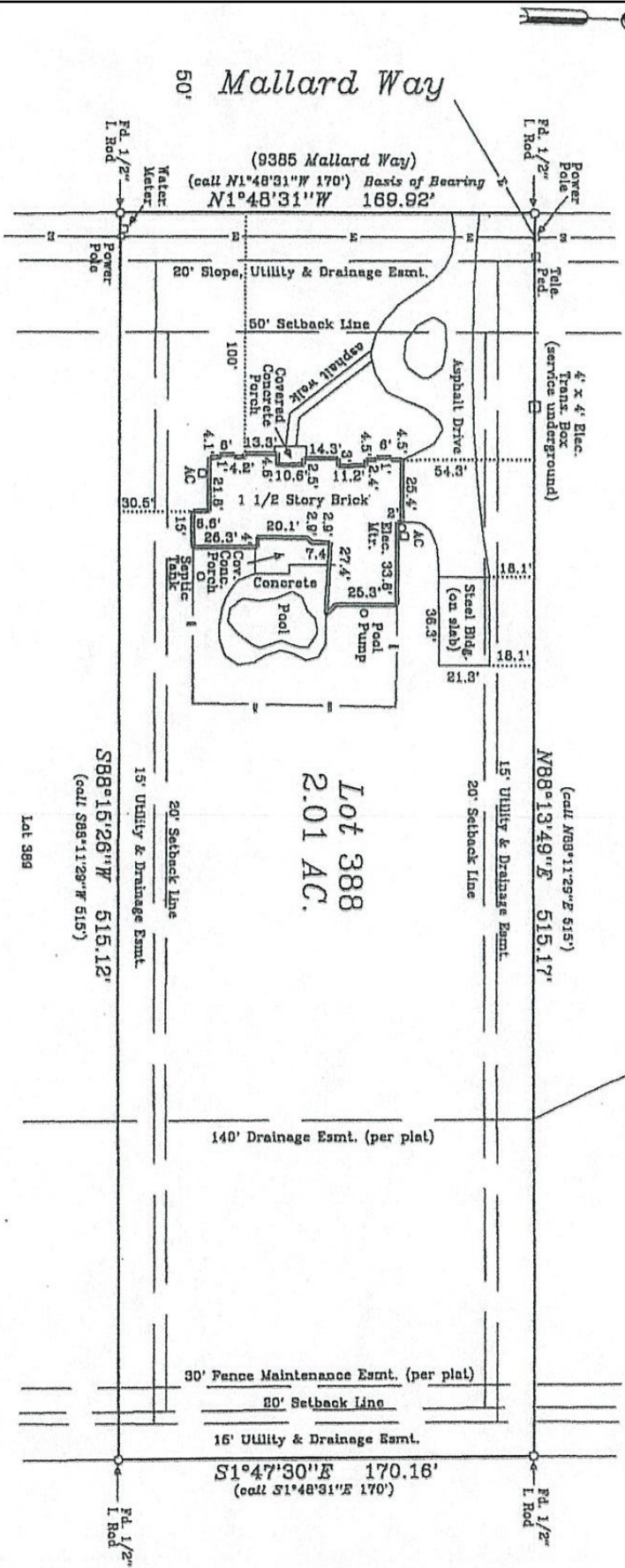






THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION AND IS CERTIFIED FOR THIS TRANSACTION ONLY.

PLAT NOT VALID WITHOUT RAISED SEAL.



NOTE

1. Restrictive Covenants are recorded 2370/713, 2518/408, 2951/802, 2011-00015863 & 2012-00001686 of the Real Property Records of Henderson County, Texas.
2. Virginia Hill W.S.C. easement recorded 879/24 does not affect this tract.
3. Virginia Hill W.S.C. easement recorded 636/195 does not affect this tract.
4. Virginia Hill W.S.C. easement recorded 824/674 does not affect this tract.
5. Virginia Hill W.S.C. easement recorded 2024/821 does not affect this tract.

I, Jack L. Ward, R.P.L.S. No. 1496, declare that the plat shown hereon represents the results of an on the ground survey made under my direction and supervision October 23, 2015 and this survey complies with the Texas Board of Professional Land Surveyors standards effective September 1992.

Also this survey substantially complies with the current Texas Society of Professional Surveyors' Standards and Specifications for a Conjunction Survey. This survey was performed and portability trials on the information furnished under Schedule B only in the inspection by D. F. No. 15-874-00 of Attorney's Title Company.

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS, RESULTING THEREFROM.

[Signature]
JACK L. WARD

JACK L. WARD, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1496
FIRM NO. 100278-00

SURVEY - PHILIP JACKSON A-392
LOT 388, PHASE 3A, SAFARI WATERS RANCH
DESCRIPTION - E/190 P.R.
COUNTY - HENDERSON
SURVEY FOR - THOMAS R. MCGREW
JACK L. WARD Registered Professional Land Surveyor No. 1496 P. O. Box 1490, Abilene, Texas 79701 Phone (807) 672-7015

SCALE = 1" = 60'

