

"YOUR RELAXATION DESTINATION"

**166 Bushwacker Drive
Mabank, Texas 75156**



CUSTOM UPDATED WATERFRONT HOME & GUEST HOUSE - New roof, new large wrap-around deck facing lake, newly constructed guest house w/full bath, pine walls, high ceiling w/inlaid wood & small deck. All new exterior doors, new laminate flooring, new ash paneling in master & guest bedroom, new crown molding, new kitchen granite & custom-built hardwood/granite island, new farmhouse stainless steel sink, new faux stone backsplash, new 3 tank aerobic septic system, new sprinkler system, new roof on main house, new light fixtures, & new walk-in shower in master bath. Wood-burning fireplace. Attic insulation. Regular Terminex & septic maintenance. Appx 130.73' of water frontage on Cedar Creek Lake, a boat dock w/lifts, & a steel retaining wall.



GENERAL INFORMATION:

- I. **LOCATION:** The subject property is located at 166 Bushwacker Drive in Mabank, Texas on Cedar Creek Lake.
- A. **Directions:** From Malakoff, take Highway 198 to CR 2830, turn west (left) and continue to Bushwacker Drive (CR 2837). The property is on the right approximately 1.25 miles. Look for sign.
- B. **GPS Coordinates:**
1. Latitude 32.225999999999999
 2. Longitude -96.057550000000006

- II. **ASKING PRICE:** See website for pricing.

III. **PROPERTY DESCRIPTION:**

- A. **Improvements—**
1. **Main Dwelling—**Three bedrooms and two baths (baths have been updated) with approximately 1,440 square feet (per the Henderson County Appraisal District)
 - a. Master Bedroom (17' x 15')
 - b. Guest Bedroom (15' x 14')
 - c. Guest Bedroom #2 (14' x 13')
 - d. Guest Bath (14' x 12')
 - e. Guest Bath #2 (13' x 12')
 2. **Construction—**Brick veneer exterior constructed on a pier and beam foundation with a composition roof (2 years old)
 3. **Age—**Built in 1964 (per the Henderson County Appraisal District)
 4. **Living Area (18' x 15')—**Features a wood-burning fireplace and opens into the kitchen and dining area
 5. **Kitchen (18' x 13')—**Features granite countertops, range/oven (electric), built-in microwave, wine refrigerator, set-up bar and center work isle
 6. **Utility Room (12' x 10')—**Features washer and dryer hook-ups
 7. **Central air/heat (electric)**
 8. **Outdoor Deck—**Features a gazebo and overlooks the lake and boat ramp (shared with adjacent property owner)
 9. **Attached storage room**
 10. **Guest House (Custom constructed in 2017 with a full bath and approximately 248 square feet per the Henderson County Appraisal District)—**Enjoy leisure time in the versatile accessory building with spacious area to unwind located adjacent to the main dwelling with access to private deck and lake.

Note: Combined Number of Bedrooms/Baths for Main Home and Guest House - 3 bedrooms and 3 baths. Combined Square Footage of Living Area for Main House and Guest House - 1,788 square feet

- B. Site—
 - 1. Site Size—Approximately 1.353 acres
 - 2. Lake Frontage—Approximately 130.75' of lake frontage on Cedar Creek Lake
 - 3. One stall boathouse with automatic lift
 - 4. Steel retaining wall
 - 5. RV pad site
 - 6. Asphalt driveway

IV. OTHER INFORMATION:

- A. Utilities—
 - 1. Electric—Trinity Valley Electric Co-op (TVEC)— (972-932-2214)
 - 2. Water—Texas Water Utilities (866-654-7992)
 - 3. Sewer—Aerobic septic system (Joey Ridgle Septic & Sanitation)—(903-402-1701)
 - 4. Internet—Brightspeed (833-692-7773)
 - 5. Satellite—Dish Network (877-843-7062)
 - 6. Trash—3P Trash Service (903-670-3482)
 - 7. Annual Pest Contract (One Year Contract)— Terminex (1-800-TERMINEX)
- B. Easements and Restrictions—
 - 1. Easements—
 - a. Subject to any easements of record.
 - b. Subject to mutual easement and boat ramp agreement (See Broker for details.)
 - 2. Restrictions—Subject to any restrictions of record.

V. TAXES AND TAXING AUTHORITIES:

- A. Henderson County
- B. Malakoff Independent School District
- C. Total Taxes—Approximately \$6.908.75 per year without exemptions (per the Henderson County Appraisal District)

***** Note: This material is based upon information which we, Steve Grant Real Estate LLC, consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. This offering is subject to errors, omissions, change of price or withdrawal without notice. Texas law requires all licensees to provide the Texas Real Estate Commission Information About Brokerage Services and the Texas Real Estate Commission Consumer Protection Notice, which can be found at www.stevegrant.com.***







PLATTED 325' ELEV.

CEDAR
CREEK
LAKE

SHORELINE

STOR.

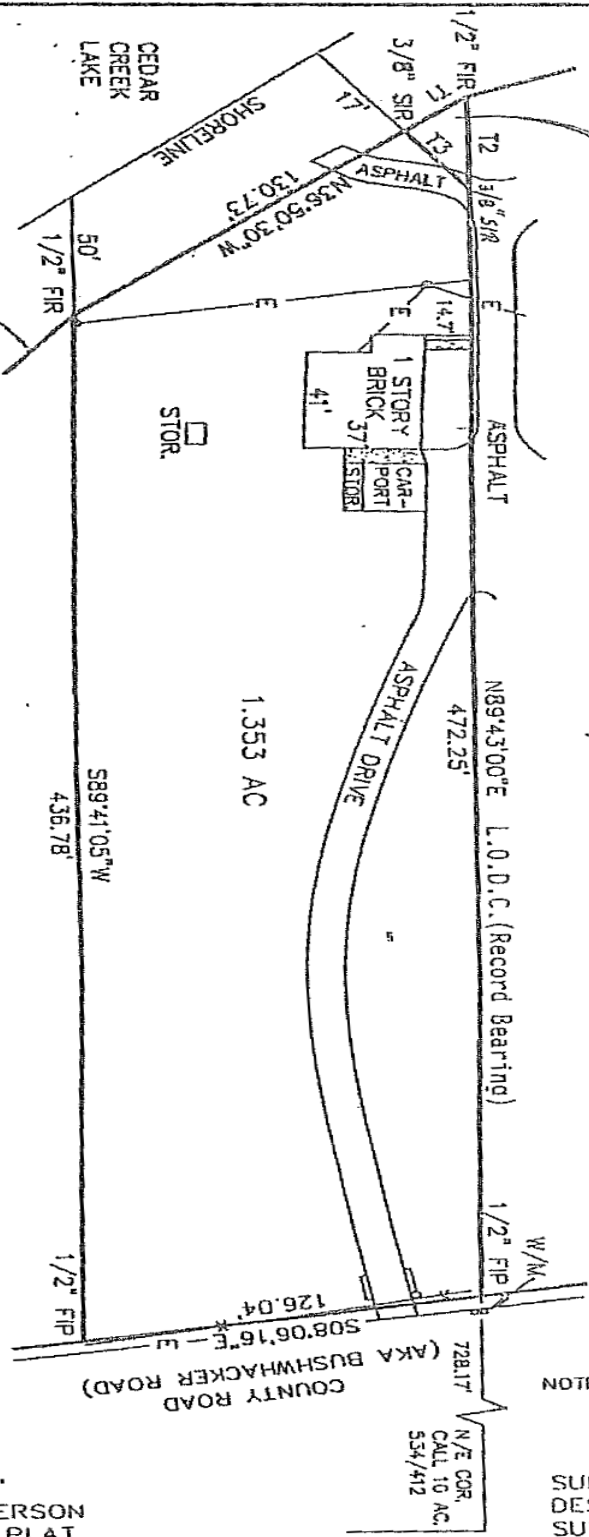
1 STORY
BRICK
37' CAR-
PORT
STOR.

1.353 AC

0.009 AC

895/143

TANGENT	BEARING	LENGTH
T1	N35°30'30"W	25.02'
T2	N89°43'00"E	40.15'
T3	N51°11'18"E	32.27'



SCALE: 1" = 60'
COUNTY: HENDERSON
ACREAGE: SEE PLAT

NOTE * THE SHOWN PROPERTY DOES NOT
LIE IN THE 100 YEAR FLOOD PLAIN
ACCORDING TO FIRM MAP.

SURVEY: MARCUS GARCIA A-241
DESCRIPTION: VOL. 534, PG. 412
SURVEYED FOR: JIM RAGSDALE

I, Mark Ferrell, Registered Professional Land Surveyor 4373,
do hereby certify that the above described tract of land represents
the results of an on the ground survey made under my direction and
supervision, there are no apparent intrusions or encroachments other than
shown on plat. This survey substantially complies with the current
Texas Society of Professional Surveyors Standards and Specifications for a
Category 1A, Condition IV Survey made on the 16th day of OCTOBER, 1997.

HEARN SURVEYING ASSOCIATES

FLAME OFFICE CENTER
ATHENS, TX 75751
(903) 675-2858

1-800-432-7670

Mark Ferrell
Registered Professional Land Surveyor
Number 4373



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.





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