

MLS #: N109268A (Active) List Price: \$389,000 (1 Hits)**4925 FM 1836 Kaufman, TX 75142**

Type & Style: Single Family
Acreage Range: 1-2
Bedrooms: 3
Full Baths: 2
Half Baths: 0
Square Footage: 1783
Source SqFt: Tax Net
Year Built: 1983

Tax GEO #: 00.2000.0003.0000.01.03.00
GPS Coordinates: 32.5591, -96.2715
School District: Kaufman ISD
County: Kaufman
Location: KAUFMAN
In Subdivision: No
Lake Name:
Documents Uploaded: No

Apx Lot Size: 225x580

Legal: 1.4 acres out of 5.23 acres

Lot Description: Acreage, Shade Trees

Platted WF/Ft:	Frontage: 225	# Acres: 1.4	\$/Acre:
Breakfast: Yes	F/LD: Yes	Garage: 2	Ext: Bri
Ponds: No	Barns: No	Sheds: No	
Irrig: No	2nd House:	Pasture:	Crop:
Wood:	Flood:	Mn/Tbr Owned:	Mn/Tbr Res:
Leases:	Years:	Survey:	
Assumable:	N/L:	Owner Financing:	
Ag/Ex: No	POA: No	POA Dues/Yr:	Mandatory: No
Restriction Details:			

Stock Farm:

Crop Farm:

Neighborhood Amenities: Resort Property, Green Belt, Near Lake

On Site Rec Facilities: Horses Permitted

Improvements: Other

Topo/Road/Soil: Other

Interior Features: WBFP, Washer/Dryer Connection, Smoke Detector, Ceiling Fans, Separate Tub, Electric Water Heater

Exterior Features: Insulated Windows and Doors, Patio, Covered/Enclosed Patio, Storage Building, Front/Back Porch

Exterior Construction: Brick**Foundation:** Slab**Roof:** Composition**Heating:** Central**Cooling:** Central Air**Water:** Community**Sewer:** Septic Tank**Appliances:** Dishwasher, Range**Additional Features:****Garage/Carport:** Garage, Carport, Two Car**Fence:** Chain Link, Split Rail**Pool:** No

Exclusions:

Directions: From HWY 175 exit on Fair Road, follow the road around to right on 1836, property on left SIY.

Remarks: Tired of urban chaos and longing for peace? This 1.4-acre property in Kaufman County could be your solution. Situated close to town and HWY 175, it blends rural charm with accessibility, ensuring convenience while maintaining privacy. Enjoy the drive in your home with a crape myrtle-lined driveway. The spacious 1,783 SF brick home provides everything you need for comfort and practicality. With 3 bedrooms, 2 bathrooms, and a primary suite equipped with a large bath and walk-in closet, you'll have ample room for the entire family. The oversized family room, filled with natural light and complemented by a wood-burning fireplace, creates the perfect setting for relaxation and enjoyment. The kitchen offers abundant counter space and an adjoining dining area, making family meals and entertaining effortless. Step outside to find the ideal country lifestyle. Expansive front and back porches let you unwind with stunning views of pastures. A 2-car covered parking area and a 1,200 SF +/- garage/shop add convenience and storage. Plus, the fenced pasture is ready for horses, cattle, or other animals. Live the life you've dreamed of with this picture-perfect property.

Agent Remarks: Seller will replace the roof at the time of closing and replace the garage door.**Additional Remarks:****Owner:** James Edwards**Exclusive Agency:** No**Finance:** Cash, Conventional, FHA, VA Loan, USDA**Showing Instructions:** Showing Time**Display on Internet:** Yes**Display Address:** Yes**Allow AVM:** No**Allow Comments:** No**Days on Market:** 2**Original List Price:** \$389,000**Option Expire Date:****Lc#:** 0562555**Listing Agent Supervisor:** Sherry Price**Listing Agent Supervisor Phone:** 972-772-7000**Realtor Team:****Team Name:** VB Land & Water Team**Coming Soon End Date:**

Listing Office: Keller Williams Realty - Cedar Creek Lake Properties
 (#311)

Main: (903) 910-3400**Fax:****Mail Address 1:** 1907 W. Main St.**Mail City:** Gun Barrel City**Mail State:** TX**Mail Zip Code:** 75156**Listing Agent:** Valerie Bahm (#167)**License Number:** 0629769**Agent Email:** valeriebahm@gmail.com**Contact #:** (903) 386-6064

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