

MLS#: 1. Sold Anna 75409-7686 LP: \$599,800



Category:	Residential	Type:	RES-Single Family	Orig LP:	\$620,000
Area:	63/1	Also for Lease:	N	Lst \$ / SqFt:	\$165.05
Subdv:	ns	Lease MLS#:			
County:	Collin	Lake Name:			
Parcel ID:	R42150006701	Plan Dvlpmnt:			
Lot:	67	Block:			IS 10.1520
Multi Prcl:	No	Legal:			Unexempt Taxes: \$6,740
		MUD Dst:	No		

Bedrooms:	4	Tot Baths:	3.1	Liv Areas:	2	Stories:	2
Fireplaces:	1	Full Baths:	3	Dining Areas:	2	Pool:	Yes
Sec Sys:	No	Half Baths:	1				

SqFt:	3,634 / Tax	Yr Built:	2003 / Preowned
# Gar Spaces:	3	Garage Size:	20 x 30
# Carprt Spcs:	0	Cvrd Park:	4
Acre:	10.152	Lot Dimen:	
HOA:	Mandatory	HOA Dues:	\$24 / Annual
		Accessory Unit:	No
		Accessory Unit Type:	

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School Dist: Anna ISD
 Elementary School: Sue Evelyn Rattan Middle School: Anna High School: Anna

Living Room:	19 x 20 / 1	Built-in Cabinets	Library/Study:	15 x 14 / 1
Dining Room:	14 x 12 / 1	Butlers Pantry	Kitchen:	12 x 13 / 1
Breakfast Room:	10 x 10 / 1	Breakfast Bar	Other:	5 x 5 / 1
Master Bedroom:	19 x 14 / 2	Dual Sinks, Garden Tub, Separate Shower, Separate Vanities, Walk-in Closets	Full Bath:	19 x 8 / 2
Bedroom:	14 x 13 / 1	Walk-in Closets	Bedroom:	13 x 11 / 2
Full Bath:	11 x 9 / 2	Dual Sinks, Jack & Jill Bath, Separate Vanities, Solid Surface/Non-Natural Type	Bedroom:	14 x 11 / 2
Full Bath:	7 x 5 / 2		Game Room:	21 x 14 / 2
Utility Room:	8 x 6 / 1	Drip/Dry Area, Dryer Hookup- Electric, Full Size W/D Area, Room for Freezer, Separate Utility Room, Washer Hookup	Half Bath:	6 x 5 / 1
Library/Study:	12 x 6 / 2			

Housing Type:	Farm/Ranch House, Single Detached	Fireplace Type:	Masonry Box, Wood Burning
Style of House:	Traditional	Kitchen Equipment:	Built-in Microwave, Cooktop - Electric, Dishwasher, Disposal, Refrigerator, Water Line to Refrigerator
Lot Size/Acreage:	10 Acres to 49.99 Acres	Alarm/Security:	
Lot Description:	Acreage, Cul De Sac, Heavily Treed, Horses Permitted, Irregular, Landscaped, Lrg. Backyard Grass, Park View, Pasture, Some Trees, Subdivision Balcony, Covered Porch(es), Gardens, Gutters, Patio	Flooring:	Carpet, Ceramic Tile, Wood
Exterior Features:	Covered, Patio Open, Round Pens, RV/ Boat Parking, Sprinkler System, Stable/Barn, Workshop w/Electric	Heating/Cooling:	Additional Water Heater(s), Central Air-Elec, Central Heat-Elec, Heat Pump, Zoned
Soil:		Energy Efficiency:	12 inch+ Attic Insulation, 13-15 SEER AC, Ceiling Fans, Double Pane Windows, Insulated Doors, Low E Windows, Programmable Thermostat, Radiant Barrier, Variable Speed HVAC
Construction:	Brick, Fiber Cement	Green Features:	Drought Tolerant Plants
Foundation:	Slab	Green Certification:	
Roof:	Composition	Handicap Amenities:	
Backyard Pool Feat:	Cleaning System, In Ground Gunite, Pool Perimeter	Special Notes:	Aerial Photo, Deed Restrictions, Utility Easement, Verify Rollback Tax, Verify Tax Exemptions
Type of Fence:	Automatic Gate, Cross Fenced, Iron, Metal, Rail, Slick/Smooth Wire, Vinyl, Wood	Proposed Financing:	Cash, Conventional
Parking/Garage:	Attached, Opener, Side	Possession:	Closing/Funding
Street/Utilities:	Aerobic Septic, Asphalt, Co-op Water, Individual Water Meter, No City Services, Outside City Limits, Septic	Showing:	Appointment (Appt Svc only)
HOA Includes:	Other		
Interior Features:	Bay Windows, Central Vac, Dry Bar, High Speed Internet Available, Water Filter, Window Coverings		

Property Description: Start with a new ranch for 2017! Private, serene home on treed & pastured acreage with lovely pool & waterfall. 4 beds up, bonus room, study, guest room w bath. Kitchen open to LR, formal dining & butler pantry. Master bed has balcony overlooking pool and property, completely private. New Low E windows throughout, radiant barrier. Fully landscaped, fruit trees, shade trees, & cross-fenced horse safe. Horse-ready 8 stall barn has water, elec., mats, sliding aisle doors & dutch doors to pasture, outlets & fans in all stalls. New workshop w electric & AC in office. Welcoming & ready for all. Many improvements, see docs in listing. A hard to find property in the best 10 acre residential development in the area!

Public Driving Directions: N on 75, Ex. on 455, 5.5 mi. on left. end of cul de sac. SIY

List Office Name: Fathom Realty List Agent Name: Hilary Meader

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Customer Full Residential

MLS#: 1 Cancelled Howe 75459 LP: \$500,000



Category:	Residential	Type:	RES-Single Family	Orig LP:	\$200,000
Area:	37/5	Also for Lease:	N		
Subdv:		Lease MLS#:		Lst \$ / SqFt:	\$310.95
County:	Grayson	Lake Name:			
Parcel ID:		Plan Dvlpmnt:			
Lot:	Block:	Legal:			
Multi Prcl:	No	MUD Dst:	No	Unexempt Taxes:	

Bedrooms:	3	Tot Baths:	2.0	Liv Areas:	1	Stories:	1
Fireplaces:	0	Full Baths:	2	Dining Areas:	1	Pool:	No
		Half Baths:	0				

SqFt:	1,608 / Tax	Yr Blt:	1978 / Preowned		
# Gar Spaces:	2	# Carprt Spccs:	0	Cvrd Park:	2
Garage Size:	21 x 20	HOA:	None	HOA Dues:	
Acres:	0.242	Lot Dimen:	99.94 x 105.44	Will Subdiv:	No
Hdcp Am:	No				

Accessory Unit: No

Accessory Unit Type:

School Dist: Howe ISD
 Elementary School: Howe Middle School: Howe High School: Howe

Utility Room: 0 x 0 / 1 Drip/Dry Area, Dryer Hookup- Electric, Full Size W/D Area, Room for Freezer

Housing Type:	Single Detached	Fireplace Type:	Other
Style of House:	Traditional	Kitchen Equipment:	Cooktop - Electric, Oven-Electric
Lot Size/Acreage:	Less Than .5 Acre (not Zero)	Alarm/Security:	
Lot Description:	Corner, Irregular, Some Trees	Flooring:	Concrete
Exterior Features:	Covered Porch(es), Gutters, Storm Cellar	Heating/Cooling:	Central Air-Elec, Central Air-Gas
Soil:	Unknown	Energy Efficiency:	13-15 SEER AC, Ceiling Fans
Construction:	Brick, Wood	Green Features:	
Foundation:	Slab	Green Certification:	
Roof:	Composition	Handicap Amenities:	
Parking/Garage:	Front, Garage Door Opener	Possession:	Closing/Funding
Street/Utilities:	Asphalt, City Sewer, City Water, Individual Gas Meter	HOA Includes:	
Interior Features:	Cable TV Available		

Property Description: THIS PROPERTY and lots 10007700 and 10007711 ARE BEING SOLD AS ONE TRANSACTION. NO EXCEPTIONS, PER OWNER. Price allocation for each property is at the discretion of the Purchaser. Three bedroom, two bath home located on corner lot, with drive up appeal, in small community, with drive up appeal. Numerous fruit trees, including fig trees, in yard. Large living area with fireplace, utility room is over sized, large covered rear porch. Currently zoned residential. but application has been submitted for rezone to commercial. The property is to be sold with 30' W. being and 100' E. being street. Owner may consider Owner Financing.

Public Driving Directions: Highway 75 North to Exit 53.

List Office Name: REALTORS List Agent Name:

Prepared By:

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