

REALTOR SHOWING CARD

1063 Heritage Parkway

Axtell, TX

LIST PRICE: \$699,000

- Land size: 39.28 acres (house and drive contain 1.62 ac)
- Remaining land, 37.65 acres, in agricultural exemption
- School District: Axtell
- Water Supply: Birome Water Supply (254)-749-5784
- House built: 2005-2006
- Builder: Larry Hykel (254) 829-3080
- House size: 3,123sf (mcd) Small porch on plan was converted at construction.
- 3 Bedroom, 2.5 Bath, w/office
- Granite counters in kitchen, exposed white stone
- Solid Oak Cabinetry custom built. Many custom features.
- Gas log fireplace.
- Concrete piers to bedrock, 2x6 walls insulated
- Radiant barrier in attic (see photo)
- Taxes w/current exemptions: \$3,600 (appx)
- Lake size: 2.56 acres (appx)
- Fencing: barbed wire perimeter and one cross fence. North fence line is newer.
- Shop: 50' x 50' w/4 chain drive roll-up doors (all with remote)
- Shop will accommodate a large RV and is drive-thru ready
- Covered walkway from shop to house
- Apartment: 1-bed completely insulated. 1-ton central HVAC
- LP Tank: Runs fireplace, 2 water heaters, and furnace
- Pump house at lake was built to supply water for house and lawn. Never used.
- Pipes run to house and to retaining wall. Condition is unknown.
- Dock is on 4' metal posts. Decking needs attention but solid construction.
- Floodplain: Approximately 6 acres are in 100-year along north boundary line.
- Some equipment and tools in barn are available. Use Non-Realty Addendum.

Broker: Ron Henderson, 254 715-0656

