

Customer Display With Photo Gallery

R 2170775 Active **521 Pleasant Ln, Nacogdoches TX 75964** **\$49,900**

**County:** Nacogdoches **Area:** SE Nacogdoches  
**Zoning:** Single Family 1 **Subdiv:**  
**Year Blt:** **List Type:** Exclusive Right to Sell  
**Parcel ID:** Prop ID 29320  
**Tax Year:** 2017 **Annual Tx:** 255  
**Exemptions:** 2 **Acres:**  
**Bedrooms:** 3 **Baths:** 2  
**Half Baths:** 0 **SqFt Htd:** 1769  
**Lot Size:** 110X128X73 **Src Meas:** Tax Records



**Legal:** Lot 5, Bk 2, Hillview Terrace

**HOA:** No **HOA Fee:** **HOA Fee Pd:** **Office:** No  
**Living Rm:** Yes **Din Type:** Combo Area **Utility Room:** Inside **Den:** No  
**Electric Co:** TXU Energy **Gas Co:** Centerpoint Energy **Water Co:** City of Nacogdoches  
**Phone Co:** Other **Prop Type:** Single Family  
**Elem School:** Other **Middle Sch:** Other **High School:** Nacogdoches  
**Ld Paint Disc:** Yes **Seller Disc:** Yes **Sign:** Yes

**Exclusions:**

**Int Features:** Breakfast Area , Water Heater-Electric , Other-See Remarks

**Ext Features:** Fenced Yard , Porch

**Pers Prop Incl:** Dishwasher , Range

**Garage/Carprt:** None

**Architecture:** 1 Story , Traditional **Cooling:** Central , Electric  
**Substructure:** Pier & Beam **Exterior:** Brick , Wood  
**Water:** City **Sewer:** Sewer  
**Flooring:** Vinyl , Wood , Other-See Remarks  
**Roof:** Composition **Heating:** Central , Gas  
**Fireplace:** None **Outbdgs:**  
**Water Acc:** **Docs On File:**

**Marketing Remarks:** Investment Property for the fixer-upper. 3 BRs', 2 Baths. Combo Living, Kitchen, Breakfast. Closed in Garage with bonus room which serve as Closet or convert to Bath. No Attached Garage. Roof approx 10 years old. Dishwasher did work on 1 cycle. Natural Gas at the property, see gas heat. Pier & Beam Construction. 1769 Sq Ft Heated/Cooled. Big Corner Lot!

**Directions:** Travel to South St just past Fredonia Hill Church;turn left on Esther;travel several streets to Queen St and turn left; you almost dead in to the property on the left corner of Hillview and Pleasant Ln. Realty Sign in Yard. Vacant and easy to show.



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521 Pleasant Ln



Side View from Hillview St



Living Room



Galley Style Kitchen



Kitchen, 2nd View



1st Bathroom

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**2nd Bath**



**Bedroom 2**



**Bedroom 3**



**Unfinished Garage enclosed**



**Laundry Room**



**Wood Deck to Backyard**

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