

Customer Display With Photo Gallery

R 2170804 Pending 660 CR 2041, Nacogdoches TX 75965 \$258,000

County: Nacogdoches **Area:** NE Nac County
Zoning: Single Family 1 **Subdiv:** Shady Acres
Year Blt: 1980 **List Type:** Exclusive Right to Sell
Parcel ID: 19983 Property ID
Tax Year: 2017 **Annual Tx:** 3146
Exemptions: 0 **Acres:** 1.76
Bedrooms: 4 **Baths:** 3
Half Baths: 0 **SqFt Htd:** 3006
Lot Size: 216X352 **Src Meas:** Measured



Legal: Lot 150 Shady Acres

HOA: No	HOA Fee:	HOA Fee Pd:	Office: No
Living Rm: Yes	Din Type: Formal	Utility Room: Inside	Den: Yes
Electric Co: Other	Gas Co: None	Water Co: Appleby Water Service	
Phone Co: Other	Prop Type: Single Family		
Elem School: Brooks Quinn Jones	Middle Sch: McMichael Jr High	High School: Nacogdoches	
Ld Paint Disc: No	Seller Disc: Yes	Sign: Yes	
Exclusions: Personal Items in Home			

Int Features: Built-in Bookcase , Cable TV available , Smoke Detector , Walk-in Closet , Water Heater-Electric , Other-See Remarks
Ext Features: Deck , Fenced Yard , Patio , Porch , Other-See Remarks
Pers Prop Incl: Dishwasher , Microwave , Range Hood , Refrigerator , Self Cleaning Oven
Garage/Carprt: 3 Carport Detached , Extra Storage

Architecture: 1 Story , Ranch	Cooling: Central , Electric
Substructure: Slab	Exterior: Brick , Wood
Water: Community	Sewer: Septic
Flooring: Carpet , Tile , Other-See Remarks	
Roof: Composition	Heating: Central , Electric
Fireplace: Fireplace-Wood , Other-See Remarks	Outbdgs: Shop , Storage Shed
Water Acc:	Docs On File: Survey , Utility Bills

Marketing Remarks: Comfortable Home featuring 3006 SF FT Living Area. Includes Mother-in-Law Living Quarters with/without a Private Entrance and Metered Separately. 2005 Tore Off Old Roof, installed Architectural Grde. 30 Yr Type. June 2009 Lcsd. Custom Designed Aerobic Septic System. Insulated Tinted Windows throughout! Plantation Shutters on all French Doors. 15X32 Salt Water Pool;Add in Connects for Large Spa on 450 SF Wood Gazebo and Deck. Detached 3-Car Port. Double Fenced. Seller, Licensed Realtors.

Directions: Travel Outside NE Loop 224 onto FM 2609 Appleby Sand Rd aprox 5 Miles from High School. Turn Left on CR 2041 at Shady Acres SD. Go midway down to home on the Right. Painted Grey Brick w/Light Blue Shutters. Nac Lockbox on Door. Key in Office out of town Realtors.



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MLS# 2170804P **660 CR 2041, Nacogdoches TX 75965** **12** **\$258,000**





3006 SF Living, Pool, Other



18 X 32 Saltwater Pool



Detached 3_Car_Port_Stg



Gazebo, Wood Deck



Mother in Law, Private Entry



Back of House w/Shutters

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Pretty Living Room



Dining Rm to Kitchen



Built ins, Love the Wood!



Family Room



2nd Kitchen- Mother n Law



Main House Kitchen

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