

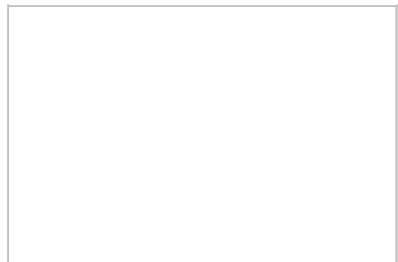
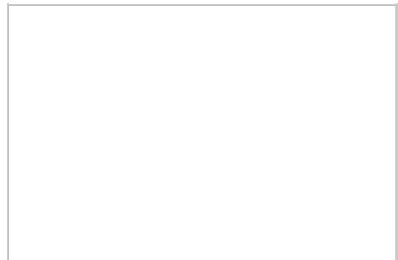
11645 COUNTY ROAD 2404

KEMP, TEXAS 75143 | MLS #: 14720977

\$535--- | 3 BEDS | 3 BATHROOMS | 4 CAR PARKING | 2550 SQUARE FEET



View Online: <http://www.viewlisting.info/103751>
For Instant Photos: Text 992360 To 415-877-1411



This park-like property has been recently renovated & updated! Just minutes from Cedar Creek Lake. See list for all upgrades including new roof 2021, gutters & French drains, 2 new AC units, 2 water heaters & instant hot water heater. 8.23 acres with shade trees, tons of parking, storage & workshop for all your hobbies & toys! It has a barn for animals, fully fenced with 3 gates. 24x48 shed for tractor or your boat and a 40 x 60 workshop with electricity. The 10,000 lb. hydraulic car lift stays as well as the 60 gal air compressor! If a little piece of Texas country living is what you're looking for, YOU'VE FOUND IT! Window replacement allowance at closing with acceptable offer!!

- 2550 SF 3 Br/3 ba/2 car garage + carport
- 2021-New roof, 2 AC, gutters, french drains, flooring
- 8.23 Acres of Unrestricted Property with AG Exemption
- New 2021- roof, gutters , french drains, 2 AC units, 2 water heaters & 1 tankless
- Just minutes from Cedar Creek Lake
- 40x60 Workshop with Electricity & Mercury Lights



AGENT INFORMATION



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Disclaimer: All information deemed reliable but not guaranteed.

ABOUT VALERIE HEATON

Practice in rural real estate including lakefront resort properties, single family homes, farm & ranch, commercial & am a member in three MLS's to better serve my clients!

For all your Real Estate needs from Athens to Cedar Creek Lake and within the Tri-County area (Henderson, Kaufman & Van Zandt), I've got you covered! ...