

ALL FIELDS DETAIL



MLS #	124453	Total Bedrooms	4
Status	ACTIVE	Full Baths	3
Type	Single Family	Half Baths	1
Address	[REDACTED]	Garage Capacity	2
Address 2	[REDACTED]	Garage Type	Garage
City	[REDACTED]	SqFt Range	4000+
State	[REDACTED]	Effective Age	16-25
Zip	[REDACTED]	Lot Size	1-5
Area	TATUM ISD		
Class	RESIDENTIAL		
Asking Price	\$395,000		
Sale/Rent	For Sale		
IDX Include	No		

GENERAL

Agent	BOB FARRELL - CELL: (903) 738-7889	Listing Office 1	FARRELL & BOSWELL REALTY - Main: (903) 553-1646
Listing Agent 2		Listing Office 2	
Listing Agent 3		Listing Office 3	
Comp to Selling Office	3	Comp to SubAgency	3
Comp to Buyer Agency	3	DVC	N
EA/ER	ER	Owner Name	[REDACTED]
Owner Phone		Listing Date	3/5/2009
Option Period Expire Date		Add/Survey	F. Castro
County	Rusk	Water System	Elderville
Legal	A-4	Parcel Number	
Homeowners Fee Y/N	No	Homeowners Fee \$	
Ho Fee Monthly\$		HO Fee Annual\$	
Taxes\$	3814	Exemptions	None
School District	Tatum	Jr College	
Entry Latitude/Longitude		Flood Zone	No
Waterfront	No	Approx Lot Dimensions	250'x330'
Number of Acres	2.0	Approx Living Area SqFt	4200
SqFt Source	Appraisal	List Price/Apx LA SQFT	94.05
Total Rooms	10	Total Baths	
Master Bedroom Dim		Bedroom 2 Dim	
Bedroom 3 Dim		Bedroom 4 Dim	
Den Dimensions		Family Room Dim	
Kitchen Dimensions		Living Room Dim	
Dining Room Dim		Fireplace #	2
Pool Y/N	Yes	Hot Tub/Spa Y/N	No
Reserved Items	None	Directions	Frm Lgv:149 & I-20, S on 149 for 2.5 mi, R on 322, go 3.4 mi, L on FM 2011, go 3.8 mi, L on FM 1716, L on CR 2125a. R.
Foreclosure/Bank Owned	No	Escrow To	Central-Lgv
Escrow Amt\$	2500	Year Built	1986
Off Market Date		Associated Document Count	2
Agent Hit Count	52	Client Hit Count	14
Original Price	\$410,000	Mapping	
Tax ID		VOW Include	Yes
VOW Address	Yes	VOW Comment	Yes
VOW AVM	Yes	Days On Market	200

FEATURES

WILL SELL	COOLING	UTILITY/LAUNDRY	POOL/SPA
Cash	Central Electric	Inside Room	Gunite Pool
Conventional	UTILITY TYPE	Dryer/Electric	In Ground Pool
SHOWING INSTRUCTIONS	Rural Electric	INTERIOR	FENCING
Lockbox	ENERGY EFFICIENT	Wood Shutters	Barbwire Fence
Vacant	Ceiling Fans	Carpeting	DRIVEWAY
Call But Show	Thermopane Windows	Tile Flooring	Concrete
POSSESSION	WATER HEATER	Hardwood Floors	Paved
At Closing	Electric	High Ceilings	PARKING TYPE
SPECIAL INFORMATION	WATER/SEWER	Ceiling Fan	Circle Drive
NA	Aerobic Septic System	Security System Owned	GARAGE

FEATURES**WARRANTY**

None

DOCUMENTS ON FILE

Owner Title Policy

STYLE

Traditional

LEVELS

2 Stories

CONSTRUCTION

Alum/Vinyl Siding

Brick Veneer

ROOF

Aluminum/Metal

FOUNDATION STYLE

Slab

2 Story

HEATING

Central Electric

Community

ROOM DESCRIPTION

Family Room

Utility Room

Sunroom

2 Living Areas

BATH DESCRIPTION

Shower and Tub

Shower/Tub

Dressing Area

Separate Dressing Area

Walk-in Closet

Ceramic Tile

BEDROOM DESCRIPTION

Master BR Downstairs

DINING ROOM

Separate Formal Dining

Kitchen/Eating Combo

Skylights

KITCHEN EQUIPMENT

Oven-Electric

Cooktop-Electric

Dishwasher

Vent Fan

Ice Maker Connection

FIREPLACE

Den

Living Room

Two Woodburning

EXTERIOR FEATURES

Patio Open

Auto Sprinkler

Porch

Rear Entry

Door with Opener

LOT

Landscaped

ROAD TYPE

County Maintained Road

ROAD SURFACE

Asphalt

TOPOGRAPHY

Rolling

EASEMENTS

Unknown

EXEMPTIONS

None

FINANCIAL**Confidential Agent Rmks**For more info see
www.FarrellBoswell.com or call 888
-216-8890 or 903-553-1646**Additional Showing Instr**CR 212a turns into CR 2125, property
on R. Signs posted. Lkx on side door
& key fits that door.**Update Date**

7/16/2009

Status Date

3/6/2009

HotSheet Date

7/16/2009

Price Date

7/16/2009

Input Date

3/6/2009 11:05:00 AM

SOLD STATUS**How Sold****Closing Date****Selling Agent 1****Approx SqFt****Seller Concessions****Points Paid By Seller****Contract Date****Sold Price****Selling Office 1****Sold Price Per SqFt****First Year Interest Rate****Points Paid By Buyer****ADDENDUM**

Gate electric control not operable.

PUBLIC REMARKS

Exceptional custom 2 story home located on a country lane south of Longview near Lake Cherokee. Paved driveway, 4 or 5 bedrooms 3 1/2 baths features gracious and comfortable living. Relax on the porch or hop into the salt water swimming pool. Gently rolling property, home sits atop hill. NOTE: Additional 2-4 acres available.

ADDITIONAL PICTURES**DISCLAIMER**

This information is deemed reliable, but not guaranteed.