



MOFFETT & COMPANY

EAST TEXAS LAND

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Full Service Real Estate Sales, Serving the Pineywoods of East Texas

COLMESNEIL HOME w/ GUEST HOUSE & OFFICE



A Located on U. S. Highway 69 in Colmesneil, this unique heavily improved approximate three acre property features a brick two story 3BR/2.5BA main home with separate guest apartment, a second 2BR/2BA frame guest home, and a retail shop or workshop. The three bedroom, two and a half bath brick home on slab has approximately 2,460 square feet of living area and features: Open 23'x13' Living Room with brick fireplace and tiled floor

All electric 14'x13' Kitchen with breakfast bar and laminate wood flooring, A 9'x10' Formal Dining Room with laminate wood floors; 14'x14' Master Bedroom with large his/her closets, master bath with walk-in tiled shower, and dual vanities; Two large upstairs bedroom (20'x13' & 20'x14') with built-in shelving, bookcases, and desks, carpeting, and large closets; A14'x8' Office with carpeting located in the front of the home with a separate front entrance; A 22'x18' Guest Apartment (or Game Room) with mini-kitchen, built-in cabinets, a full bath including walk-in shower and tub, window A/C, and an 18'x10' covered front porch; A 9'x6' Utility Room with closet and pantry; A second 18'x6' Office connecting main home to Guest Apartment; One downstairs 1/2 Bath; One Full Bath upstairs; Ceiling fans throughout; An 18'x10' tiled rear porch; Rear tiled 20'x14' covered patio w/ brick Bar-B-Que; Covered front porch; Three car carport on slab; Concrete parking along with circular drive; Fenced rear yard; Two central heat/air units (one newly installed); City water, well water, and septic system; Home was built in 1979. The second home on on the property has approximately 1,070 square feet of living area and features two bedrooms, two baths, central heat/air, fireplace, ceiling fans, aluminum siding, pier & beam foundation, and wooden front deck.

The third large improvement on site is an approximatel 760 square foot open roomed building previously used as retail space but which could be used as a workshop, craft house, or another guest home (with some modication). This wood frame building, which is located along the highway, has a window A/C, closet, a 1/2 bath, and covered front porch.

Other improvements on the 3.07 acre property include a 14'x30' RV shed on concrete slab, a 12'x20' metal storage building, a huge 50'x24' equipment barn with two 50'x12' sheds alongside, a 14'x20' tractor shed, wellhouse, and small gazebo.

An interesting and very well maintained property with a great location featuring nice improvements and many possibilities including rental income, commercial and retail, and even agriculture with some open space for horses. Please contact us for more information.

OFFERED AT \$195,000.00

Contact Bela Nagypal, Agent/Realtor® or Milton Moffett, Broker/Realtor®
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