

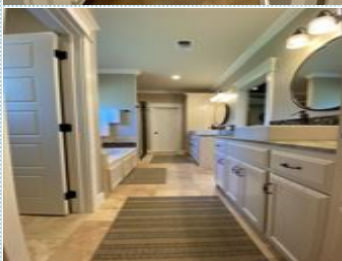
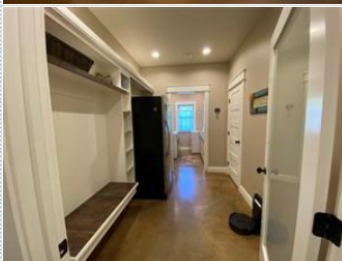


Little Piece of Heaven

261 FM 1995 , Van TX 75790

MLS:14572472

PRICE:\$675,000.00



Bedrooms: 4
Year Built: 2018
Sqft: 3622

Full Baths: 3
Lot Size: 130680



PROPERTY FEATURES:

- Central A/C
- High/Vaulted ceiling
- Tile floor
- Bonus/Rec room
- Breakfast nook
- Stove/Oven
- Stainless steel appliances
- Yard
- Central heat
- Walk-in closet
- Family room
- Office/Den
- Dishwasher
- Microwave
- Attic
- Fireplace
- Hardwood floor
- Living room
- Dining room
- Refrigerator
- Granite countertop
- Laundry area - inside

OTHER FEATURES:

- 2 out buildings
- Both outbuildings w/AC
- Office w/full bath & shop
- Office completely remodeled
- Fishing Shed w/kitchenette

PROPERTY DESCRIPTION:

Looking for a little escape from the busy city? Look no further! This 2018 custom home sits on 3 acres. Designed with 4 spacious bdrms, 2.5 baths & a bonus room upstairs. Gourmet ktchn with granite countertops & a 6 burner commercial gas cooktop. Split bdrms with excellent mudroom adjoining a huge laundry room with xtra storage, sink & space for fridge. Property also includes 2 outbuildings & a 460 ft well. One building is a shop & the other half is a remodeled ofc with full bath, AC and internet! Other outbuilding is a fishermanâ€™s dream with a small kitchenette & a loft. Main residence has an HVAC system that includes a hospital grade air filtration system. Situated near I20, perfect for East or West commuters

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