



Residential Detail

1294	C.R.	2310
RoadTyp	County	Subdiv None
Avl/Pos	@ Closing	

SubType	Beds	Baths	Price	MLS number	
Rural	2	2	\$170,000.00	25011721	
Legal	Abstract 279, County Block 1210, Tact 6, K.L. Fry Survey				
Status	Active	Recent Change	Price Change		
Exterior	Steel Siding		I.S.D. Rusk		
LotSqFt	131,115		Acreage 3.01		
LandDim	230' w x 570' d		County Cherokee		
Tax/SCE	\$1,792.21 ('24/AD)		Exemptions None		
City	Rusk Suburb		Year Built 1970		
Zip	75785		State TX	Zone None	
X Street	F.M. 752		Htng/Cooling	Central HVAC	
StndtFtr	Very neat & tidy home with pretty views.				

NarrtiveDscrptn

This is a very neat and tidy home that is in good shape. The home has a metal roof and metal siding on three sides of the home. Metal roofs and siding result in lower insurance premiums. All of the rooms are spacious. The home is about nine miles south of Rusk -- the county seat. All of the neighbors are several hundred feet away.....a very quiet rural area. Rusk has most of one's daily shopping needs. The kitchen has a stove, fridge, microwave & dishwasher. There are a

Directions: In Rusk, From the intersection of Loop 343 & F.M.752, go down F.M.752, for about right (west) onto 2310. and go about 1.25 miles to driveway on the right. There's a

REDUCED \$15,000!!!

H/C SqFt	1,480	FamRoom	---	Water	None	Pool	No
Style	Traditional	Den	---	Range	Yes	SecSys	No
Stories	1	GameRoom	---	StoveTop	No	LawnSprink	No
Floors	Carpet & Vinyl	Office	11' x 4.5'	Oven(s)	1	PropTank	Yes
Interior	Paneling & Sheetrock	Study	---	HoodVent	No	Intercom	No
Foundation	Pier & Beam	Loft	No	DW	Yes	Grill	No
Roof	metal	Laundry	23.5' x 7.5'	Disposal	No	HOAssoc	No
Windows	Double pane	Breakfast	In Kitchen Area	Washer	No	Dues	None
#Rooms	8	DR	In Kitchen Area	Dryer	No	DuesPer	N/A
MasterBR	17.5' x 15'	FormalLR	22' x 16'	Compactor	No	WaterSup	Rusk Rural Water
BR#2	13.5' x 9'	OtherRm	---	IceMaker	No	AvgWater	\$35.00
BR#3	---	OtherRm	---	Microwave	Yes	Sewer	Septic
BR#4	---	OtherRm	---	#CeilFans	4	ElecCo	CCEC
BR#5	---	OtherRm	---	#WBFP(s)	No	AvgElect	\$150.00
BR#6	---	OpenPatio	No	#FPInsert	No	GasCo	Any Propane
MasterBA	9.5' x 7'	CovdPatio	No	WoodHeat	Yes	AvgGas	Unknown
Bath#2	7' x 4.5'	Porch	9.5' x 8.5'	Refrig	Yes	PhoneCo	Frontier
Bath#3	---	Deck(s)	No	WatSoft	No	CableCo	None
Bath#4	---	Gazebo	No	OtherApl	---	SanSer	Live Oak
Bath#5	---	Barn	No	OtherApl	---	HOW	No
HalfBA#1	---	Shop	No	AtticFan	No	Builder	Unknown
HalfBA#2	---	StorBldg	32' x 12'	Antenna	No	RoadSurf	Asphalt
CarStorage	1 Carport	Fencing	Perimeter & Cross	Satellite	Yes	ADA Acc	No
DoorOpnr	No	OthrStruc	---	CentVac	No	Minerals	All Owned
Basement	No	Terrain	Sloped	Jacuzzi	No	Vegetation	Lawn & Field Grass
Attic	No	Views	Distant	HotTub	No	DeedRestr	No
		Kitchen	21.5' x 12'				

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.