

# \$735,000 - 1850 Lcr 439, Groesbeck

MLS® #24015209

## \$735,000

3 Bedroom, 3.00 Bathroom, 2,145 sqft

Residential on 23.72 Acres

Other, Groesbeck, TX

If you are looking for a move in ready horse property in a great location this beautiful rustic 3 bedroom 2.5 bathroom barndominium on 23.72 (+/-) acres is it! The split floor plan offers a large master suite, 2 guest rooms that share a Jack and Jill restroom, large living area with a wood burning fireplace, stained concrete floors, and granite counter tops throughout. The laundry room and half bath doubles as a mud room that can be entered from the oversized 2 car garage and workshop. The custom rustic charm of this home is just the beginning. The covered back porch overlooks the cross fenced pastures and large pond and is the perfect place to sit and watch the sunset. The 40 X 48 barn with tack room and the sandy loam soil are the perfect combination for horses, show cattle or the livestock of your choice. Being right on the Groesbeck line make it a short 15 minute drive to town. The water well has a filtration system and insulated well house. Don't miss the opportunity on this amazing property. Groesbeck ISD does have open enrollment.

Built in 2020

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | 24015209  |
| Price     | \$735,000 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |                         |
|----------------|-------------------------|
| Full Baths     | 2                       |
| Half Baths     | 1                       |
| Square Footage | 2,145                   |
| Acres          | 23.72                   |
| Year Built     | 2020                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Other                   |
| Status         | Active                  |

### **Community Information**

|             |              |
|-------------|--------------|
| Address     | 1850 Lcr 439 |
| Area        | Other        |
| Subdivision | Other        |
| City        | Groesbeck    |
| County      | Limestone    |
| State       | TX           |
| Zip Code    | 76667        |

### **Amenities**

|              |                                                                   |
|--------------|-------------------------------------------------------------------|
| Utilities    | Electricity Available, Propane, Septic Available, Water Available |
| Parking      | Attached, Garage                                                  |
| # of Garages | 2                                                                 |
| Garages      | Garage Door Opener                                                |

### **Interior**

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior          | Concrete                                                                                           |
| Interior Features | French Door(s)/Atrium Door(s), Granite Counters, Window Treatments, Ceiling Fan(s), Kitchen Island |
| Appliances        | Cooktop, Dishwasher, Gas Range, Electric Water Heater, Water Heater                                |
| Heating           | Central, Electric                                                                                  |
| Cooling           | Central Air, Ceiling Fan(s), Electric                                                              |
| Fireplace         | Yes                                                                                                |
| Fireplaces        | Wood Burning                                                                                       |
| # of Stories      | 1                                                                                                  |
| Stories           | One                                                                                                |

### **Exterior**

|                 |                              |
|-----------------|------------------------------|
| Lot Description | Open Lot, Pond on Lot, Trees |
|-----------------|------------------------------|

|              |              |
|--------------|--------------|
| Roof         | Metal        |
| Construction | Metal Siding |
| Foundation   | Slab         |

**School Information**

|          |       |
|----------|-------|
| District | Other |
|----------|-------|

**Additional Information**

|                |     |
|----------------|-----|
| Days on Market | 360 |
|----------------|-----|

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Agent  | Bobbi Conner         |
| Listing Office | Armstrong Properties |

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