

\$489,000 - 11001 Clyde Acord Road, Franklin

MLS® #25008804

\$489,000

3 Bedroom, 1.00 Bathroom, 2,401 sqft

Residential on 0.57 Acres

Other, Franklin, TX

Experience lake life on Franklin's™ sought-after Camp Creek Lake with this unique property featuring a main home and a garage apartment. The main house offers 3 bedrooms and 1 bathroom, while the 30' x 24' two-car garage includes a 720 sq. ft. upstairs apartment complete with central HVAC, 2 additional bedrooms, 1 bathroom, a living room, and a kitchenette for guests or extended family. Enjoy premium deep-water access in the desirable Cobb Branch section of Camp Creek, known for excellent fishing, from your private one-stall boathouse with storage closet and boat lift. Additional features include a 16' x 30' metal building on a slab, a beautiful lawn shaded by large trees, and a lake-water irrigation system. All furnishings are negotiable, making this a true turnkey opportunity for lake living.

Essential Information

MLS® #	25008804
Price	\$489,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	2,401
Acres	0.57
Type	Residential
Sub-Type	Single Family Residence



Style	Farmhouse
Status	Active

Community Information

Address	11001 Clyde Acord Road
Area	Robertson
Subdivision	Other
City	Franklin
County	Robertson
State	TX
Zip Code	77856

Amenities

Utilities	Electricity Available, High Speed Internet Available, Septic Available, Water Available
Features	Patio, Storage Facilities
Parking	Detached Carport
# of Garages	2
Garages	Garage Door Opener
Is Waterfront	Yes

Interior

Interior	Carpet, Vinyl, Wood
Interior Features	French Door(s)/Atrium Door(s), Granite Counters, Window Treatments, Ceiling Fan(s)
Appliances	Electric Range, Microwave, Water Heater, Electric Water Heater
Heating	Central, Electric
Cooling	Central Air, Ceiling Fan(s), Electric
# of Stories	1
Stories	One

Exterior

Exterior Features	Sprinkler/Irrigation
Lot Description	Irregular Lot, Lake Front, Trees Large Size, Trees, Waterfront
Roof	Metal
Construction	HardiPlank Type
Foundation	Slab

School Information

District Franklin

Additional Information

Days on Market 82

Listing Details

Listing Agent Cherry Ruffino

Listing Office Coldwell Banker Apex, REALTORS

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