

\$710,509 - 2365 S Fm 46 S, Franklin

MLS® #25009034

\$710,509

3 Bedroom, 2.00 Bathroom, 2,589 sqft
Residential on 3.70 Acres

Other, Franklin, TX

Beautiful home on 3.7 acres just two miles south of Franklin on FM 46 overlooking Cedar Creek. Surrounded by beautiful trees, it has a new deck and gazebo overlooking the creek, an outside rock fireplace and patio. This home features 3 bedrooms, 2 full baths, and has two full kitchens, equipped with stainless steel appliances: (2) stovetops, (2) double ovens, (2) built-in microwaves, (2) dishwashers, and will convey one of the (2) refrigerators. The home has a large dining area, two breakfast areas, and two separate living areas. Adjoining the two-car carport is a large room with heat and A/C currently used as commercial kitchen.

It would make an ideal game room, man cave, office, shop or an extra bedroom if desired. The yard area has large Sycamores trees, Pine trees, Water oaks, and Live Oaks trees and a lawn sprinkler system. The large wood deck overlooking the creek has a concrete sidewalk going down to the creek bank, a gazebo with a cooktop, and a LARGE partially covered, sitting area. Along the east side of the house is a flagstone covered courtyard and fireplace, a great place to sit and visit on those cool mornings or evenings. Five minutes from Franklin and 30 minutes from BCS. Property lies in Franklin School district, one of the top districts in the state.

Built in 1976

Essential Information



MLS® #	25009034
Price	\$710,509
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,589
Acres	3.70
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

Community Information

Address	2365 S Fm 46 S
Area	Robertson
Subdivision	Other
City	Franklin
County	Robertson
State	TX
Zip Code	77856

Amenities

Utilities	Electricity Available, Natural Gas Available, High Speed Internet Available, Propane, Overhead Utilities, Phone Available, Sewer Available, Septic Available, Separate Meters, Underground Utilities, Water Available
Features	Deck/Porch, Patio
Parking	Attached Carport, Front Entry
# of Garages	2
Is Waterfront	Yes

Interior

Interior	Tile
Interior Features	French Door(s)/Atrium Door(s), Solid Surface Counters, Window Treatments, Breakfast Area, Ceiling Fan(s), Dry Bar, Kitchen Exhaust Fan, Kitchen Island
Appliances	Built-In Electric Oven, Cooktop, Double Oven, Dishwasher, Electric Range, Multiple Water Heaters, Microwave, Refrigerator, Gas Water Heater, Tankless Water Heater, Water Heater

Heating	Central, Electric
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Wood Burning
# of Stories	1
Stories	One

Exterior

Exterior Features	Fire Pit, Sprinkler/Irrigation, Satellite Dish
Lot Description	Level, Open Lot, Stream/Creek, Trees Large Size, Waterfront
Windows	Low-Emissivity Windows
Roof	Composition
Construction	Brick, HardiPlank Type
Foundation	Slab

School Information

District	Franklin
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Additional Information

Days on Market	49
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Listing Details

Listing Agent	Charles Frieda
Listing Office	Texas Land Company of Franklin

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