

\$284,500 - 9769 Fm 2096 N, Franklin

MLS® #25009053

\$284,500

3 Bedroom, 1.00 Bathroom, 1,136 sqft

Residential on 7.00 Acres

Other, Franklin, TX

Just off of FM 2096, the well-maintained home is a 1,136 sq. ft. 3-bedroom 1 bath built in 1981 on slab foundation with central HVA/C and a wood stove for back-up heat. Recent updates include a metal roof, Low-E vinyl frame windows, aluminum porch pillars, a remote smart thermostat control, and many more details as listed in the Seller's Disclosure form.

Nearby is a 2-car carport, a wood frame barn and a tractor shed. The additional open area adjoining the home would make a nice parking space with hookups for an RV or two for Aggie events to continue your tailgate party after game days or bring your hunting buddies out for a long weekend. The home can be sold partially furnished to include refrigerator, washer, dryer, microwave and some furnishings. This property includes approximately 7 acres (about 5 wooded and 2 pasture) with a nice pond, stocked with Bass, just out the back door of the house. It is Located 20 minutes from Franklin, an hour from BCS, in the Franklin ISD and served by Robertson Co. Water, Navasota Valley Electric Co-op, and Windstream/Kinetic telephone.

Built in 1981

Essential Information

MLS® # 25009053

Price \$284,500

Bedrooms 3



Bathrooms	1.00
Full Baths	1
Square Footage	1,136
Acres	7.00
Year Built	1981
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	9769 Fm 2096 N
Area	Robertson
Subdivision	Other
City	Franklin
County	Robertson
State	TX
Zip Code	77856

Amenities

Utilities	High Speed Internet Available, Propane, Overhead Utilities, Phone Available, Separate Meters, Underground Utilities, Water Available
Parking	Detached Carport
# of Garages	2

Interior

Interior Features	Laminate Counters, Ceiling Fan(s)
Appliances	Water Heater, Gas Water Heater
Heating	Central, Electric
Cooling	Central Air, Electric, Heat Pump
# of Stories	1
Stories	One

Exterior

Lot Description	Irregular Lot, Level, Open Lot, Pond on Lot, Stream/Creek, Trees Large Size, Trees, Wooded
Windows	Low-Emissivity Windows
Roof	Metal
Construction	HardiPlank Type
Foundation	Slab

School Information

District Franklin

Additional Information

Days on Market 65

Listing Details

Listing Agent Charles Frieda

Listing Office Texas Land Company of Franklin

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