



Address:

113 Post Oak Drive

List Price: \$120,000.00 ~~\$149,600.00~~

If it is space that is needed for a medium or large family, or for a home office, group study, or simply a good place to entertain, look no further. Upgrades include recently replaced central a/c units and spark injection central heating units. The covered deck across the back provides such a nice place to just sit and watch the birds and squirrels about their business. An electronic lift was installed for the stairs to the upper level. As is currently decorated and used the home is a 4 bedroom with den, utility room, office and exercise room but can easily be used otherwise. Ceramic tile foyer entry and large utility/storage room are a definite plus. There are also 4 full baths

Description: Single family 2 story brick
Schools: NISD-BLINN-TX A&M
City: Normangee-Bryan-CS

Mapsc0:
Area: SW Leon County
MLS#:

Occupied: yes
Lot Size: 120' x 160' = .44 acre
Year Built: 1968
Exterior: brick
Foundation: cc slab
Roof: composition = 6 yrs
Heat: central = recent install
Air: central = recent install
Garage: detached 2 car carport
Fence: backyard (chain length)

Living Room: 23'3" x 14'
Dining Room: 13'6" x 9'3"
Kitchen: 18'8" x 8'8"
Breakfast: Bar
Den: 20'6" x 13'5"
Game: (exercise rm.) 13' x 9'6"
Utility: 12' x 9'

Bedroom 1: 12' X 12'- dn. back south
Bedroom 2: 16'4" X 10' - up back north
Bedroom 3: 12' X 9'3" - up front south
Bedroom 4: 12' X 12' - up back south
Bedroom 5:
Study: (office) 13'3" x 9'6"
Other: elce. chair in stairway

All measurements are approximate
Sq.Ft./Source: 2,702 = LCCAD
Taxes/Source: \$1,206.48 = '09 = owner
Homeowners Dues: \$65 per month

Exclusions: none
Special Conditions: shown by appointment only
Legal: Lot: 4, 5 **Block:** 1 **Addition:** Section 13

Offered by:

Wayne and Karin Warren
 PIONEER REAL ESTATE, a division of CIRCLE T REALTY
 106 Post Oak, PO Box 1220
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