

# Pioneer Real Estate



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269 Fairway Drive

\$117,500.00

Hilltop Lakes, TX 77871



2 Unit duplex adjoins  
Practice Range

Member TAR, HAR, MLS, Brazos Valley Better Business Bureau  
A division of Circle T Realty, Steve Torno, Broker

## Great for golf weekends, investment or rental!

### Unit 1

3 Bedrooms, 2 baths, Wood Burning Fireplace

### Unit 2

2 Bedrooms, 1 Bath, Mock Fireplace

All electric brick on cc slab, built in 1970

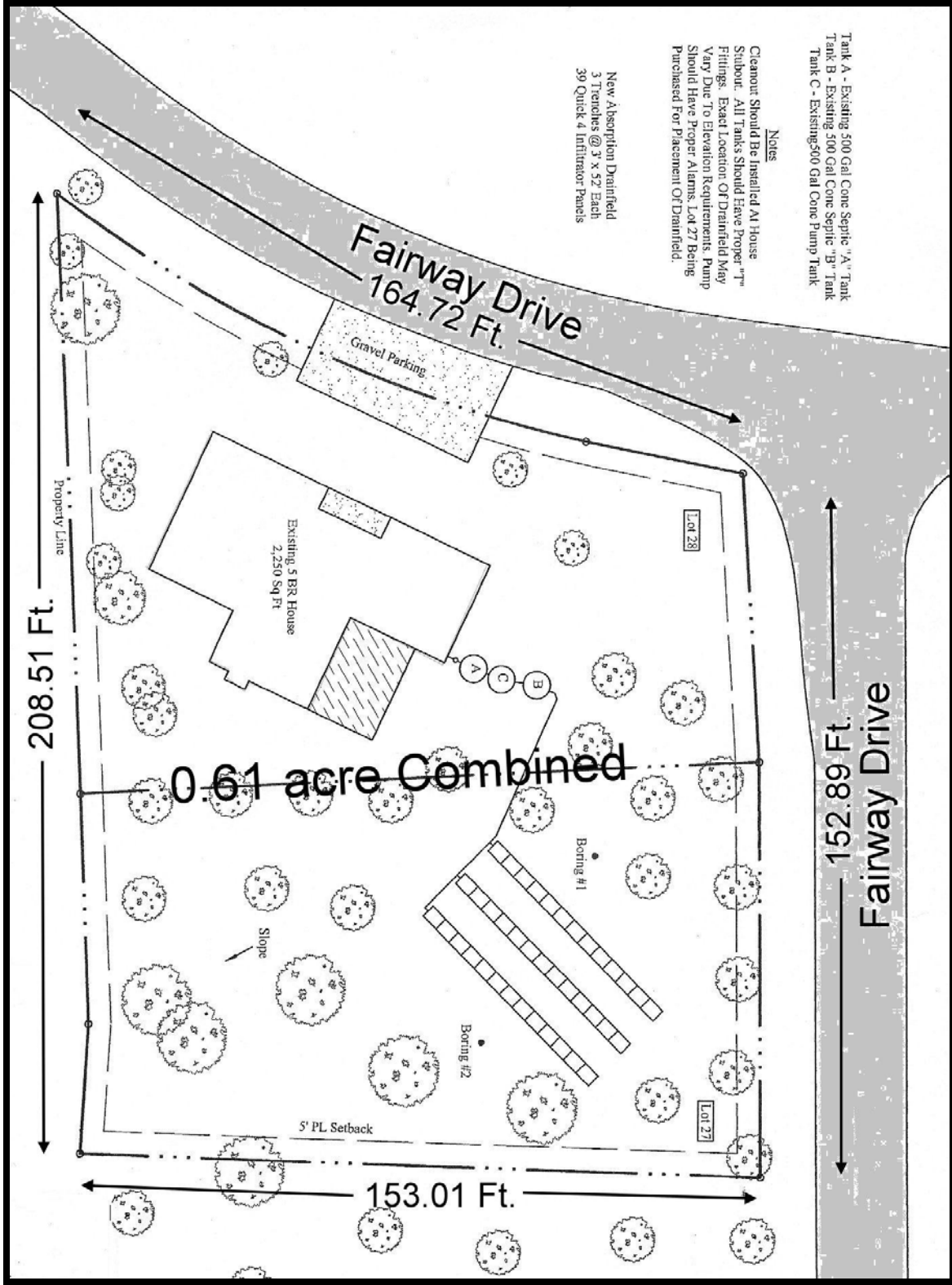
Total Living Area Both Units: 2,254 per central appraisal district

Recent Upgrades: Septic system 12/06 and recent flooring replacement.



2 combined lots totaling  
0.61 acre!

At Hilltop Lakes each homeowner pays a \$65.00 per month maintenance fee which entitles him and spouse **free golf privileges** (certain restrictions apply)..



Tank A - Existing 500 Gal Cone Septic "A" Tank  
 Tank B - Existing 100 Gal Cone Septic "B" Tank  
 Tank C - Existing 500 Gal Cone Pump Tank

**Notes**

Cleanout Should Be Installed At House  
 Stribout. All Tanks Should Have Proper "T"  
 Fittings. Exact Location Of Drainfield May  
 Vary Due To Elevation Requirements. Pump  
 Should Have Proper Alarms. Lot 27 Being  
 Purchased For Placement Of Drainfield.

New Absorption Drainfield  
 3 Trenches @ 3' x 32' Each  
 39 Quick 4' Infiltrator Panels



Unit 1 LR and front entry



Unit 1 Wood Burning Fireplace



Unit 1 Kitchen View into Dining area



Unit 1 Kitchen



Rear Deck

Total Annual Estimated Taxes: \$1,611.50

The information contained herein is from the owners and other sources deemed reliable but is subject to verification by the purchaser, and agent assumes no liability for correctness thereof. This property is offered without respect to race, color, religion, familial status or natural origin.