

Pioneer Real Estate

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Hilltop Lakes, TX 77871

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Wayne & Karin Warren

30 Golfview Drive
Hilltop Lakes, TX 77871

Reduced to .. \$155,000
~~\$175,000~~



3 bedrooms

2 full baths

2 car garage

Workshop

Golf car bays

Fireplace

Master has
cedar lined
walk-in
closets!

1.5 wooded lots, private irrigation well and sprinkler system!

2,504 sq. ft. living area, 3,665.8 sq. ft. total building area!

Vaulted ceiling in family room and master bedroom!

Ceramic tile in entry, dining area, kitchen and utility room!

30 year roof installed 10-'04. New Septic system installed '04!

Free golf privileges for up to 3 guests/round with owner present!

Last year's tax assessments (co., school, esd) totals = \$1,501.67!

The **Pioneer** team of experts:

Wayne Warren
Owner/Agent
936 855 2928

Karin Warren
Agent
936 855 2928

Steve Torno
Staff Broker
903 536 3318



26' x 19'6" Family Rm. with french doors to patio, vaulted ceiling fireplace, built-in shelving



13' x 12'8" Dining Room



9'3" x 12'8" Kitchen



7'6" x 12'8" utility room



Master bdrm. has direct access out onto covered patio



1 of 2 cedar closets in master bedroom



covered patio overlooking golf course and #6 tee



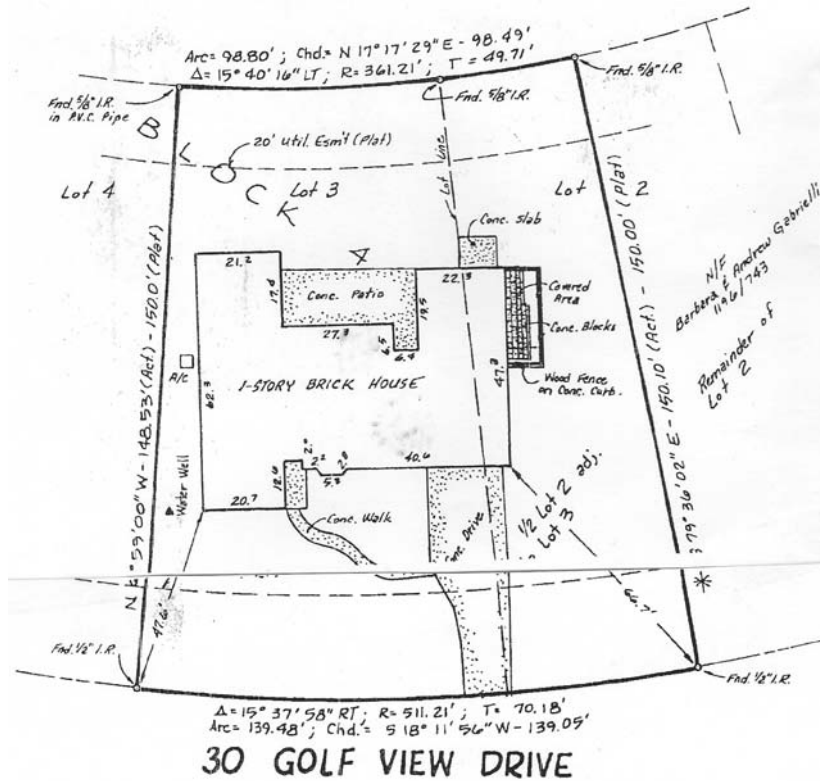
The view from the covered patio



The golf car garage has plenty of storage and work shop.

Golf Course

Scale: 1" = 20'



N/E
 Barbara & Andrew Gabrielli
 11/6/1993
 Remainder of
 Lot 2

30 GOLF VIEW DRIVE

Notes:

1. This survey is invalid without the original signature, and is only valid for the initial transaction.
2. Fence lines may not be exactly on property lines.
3. * Scaled bearing used as basis of bearings.
4. Blanket Easements:
 J.B. Belin et al to Robertson Electric Co-Op,
 Vol. 289 Pg. 104.
 J.B. Belin, Jr. to Texas Telephone & Telegraph Co.
 Vol. 339 Pg. 683.
5. This survey was prepared with the help of Guaranty Title Co. title commitment, G.F. No. 13975.

Radney Huddleston

Lot 3 and 1/2 of Lot 2 adjacent to Lot 3 Block 4 HILLTOP LAKES, Section 3-A, a Subdivision situated in Leon County, Texas according to the Plat recorded in Envelope No. 40-A, Map Records of Leon County, Texas. I, Garrett, Registered Professional Land Surveyor, No. 2972 do hereby certify that the above plat is true and correct and agrees with a survey made on the ground under my supervision on September 16, 2005. I further certify that no improvements on this property encroach on adjacent property nor do any improvements on adjacent property encroach on this property, except as shown.

[Handwritten Signature]

The information contained herein is furnished by the owner to the best of his/her knowledge, but is subject to verification by the purchaser, and agent assumes no responsibility for correctness thereof. The sale offering is made subject to errors, omissions, changes of price, prior sale or withdrawal from market without notice. In accordance with the law, this property is offered without respect to race, color, national origin, sex, familial status or disability.