

Pioneer Real Estate

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Wayne & Karin Warren

34 Sammy Snead Drive
Hilltop Lakes, TX 77871

\$129,500.00



2,512 sq. ft. living area per LCCAD

Building Year: 1965

Current use: weekend, holiday, corporate

Foorplan: 4-2 up, 4-2 down

Location features: backs up between #2 green and #3 tee on golf course. Ownership Affords owners with unlimited free golf for owner, owner's immediate family and guest that is limited up to 3 guest with owner per round (9 or 18 holes). There are no city taxes and each homeowner pays association maintenance fee of \$65/month. Annual ad valorem taxes are as follows; Normangee ISD = \$873.07, Leon County = \$253.29 and Emergency Medical District = \$60.63 (these figures are 2008 assessments). Utilities include electricity (Navasota Valley Electric Co-op) and Hilltop Lakes Water Supply Corp. for water. All homes have private individual septic systems.

The home is offered with all furniture and appliances!



Downstairs Living area



Downstairs kitchen : Dining area



Upstairs Living area



Upstairs Kitchen: Dining area



Front View



Side walkway, a/c units, 18'x10' storage bldg. There are 4 upstairs bedrooms and 2 full baths



These are typical bedroom furnishings, including ceiling fans



Upstairs bedroom with balcony access

View of 18' x 10' golf car shed and #3 tee

Highest and best use:

Home is ideal for rental property (duplex) or corporate entertainment

The **Pioneer** team of experts:

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