

**Address:**

35 GOLF CLUB DRIVE

**List Price:**Now \$129,500.00!  
~~\$139,500.00~~

*This 1 story brick has, in recent months, undergone a considerable amount of re-modeling, including*

*Laminate wood flooring in living room and den  
Ceramic tile flooring in the kitchen and dining area  
Kitchen appliances, countertops and cabinets  
Septic system replaced July '07*

<b>Description:</b>	<i>Ranch style</i>	<b>Mapsc0:</b>		<b>Occupied:</b>	<i>yes</i>
<b>Schools:</b>	<i>Normangee-Blinn-TAMU</i>	<b>Area:</b>	<i>SW Leon County</i>	<b>Lot Size:</b>	<i>80' X 130'</i>
<b>City:</b>	<i>Normangee-Bryan, CS</i>	<b>MLS#:</b>		<b>Year Built:</b>	<i>1977</i>
<b>Living Room:</b>	<i>19' X 24' 7" wood, cf</i>	<b>Bedroom 1:</b>	<i>13' 6" X 15' 6" cpt., cf</i>	<b>Exterior:</b>	<i>brick</i>
<b>Dining Room:</b>	<i>9' 6" X 13' 6"</i>	<b>Bedroom 2:</b>	<i>13' 6" X 13' cpt., df</i>	<b>Foundation:</b>	<i>concrete slab</i>
<b>Kitchen:</b>	<i>12' X 6' cer. tile</i>	<b>Bedroom 3:</b>	<i>13' X 10' cpt., cf</i>	<b>Roof:</b>	<i>composition</i>
<b>Breakfast:</b>		<b>Bedroom 4:</b>	<i>13' 6" X 11' cpt., cf</i>	<b>Heat:</b>	<i>central propane gas-2 units</i>
<b>Den:</b>	<i>18' X 16' wood, cf</i>	<b>Bedroom 5:</b>	<i>13' 6" X 10' 6" cpt., cf</i>	<b>Air:</b>	<i>central electric-2 units</i>
<b>Game:</b>		<b>Study:</b>		<b>Garage:</b>	<i>N/A</i>
<b>Utility:</b>	<i>litchen closet</i>	<b>Other:</b>	<i>8' X 10' Metal storage blg.</i>	<b>Fence:</b>	<i>N/A</i>
<b>Exclusions:</b>				<i>All measurements are approximate</i>	
<b>Special Conditions:</b>		<i>Shown by Appointment only please</i>		<b>Sq.Ft./Source:</b>	<i>1,988 sq. ft. appraisal</i>
<b>Legal: Lot:</b>	<i>19</i>	<b>Block:</b>	<i>3</i>	<b>Taxes/Source:</b>	<i>\$900/yr/owner</i>
		<b>Addition:</b>	<i>Section 8A</i>	<b>Homeowners Dues:</b>	<i>\$65/mo</i>

**Offered by:**

Wayne Warren  
PIONEER REAL ESTATE  
PO BOX 1220M HILLTOP LAKES, TX 77871  
www.hilltoplakestexas.com email: waykar@valornet.com

**Office:** 936 855 2928**Fax:** 936 855 2929**Associate:** Karin

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 without notice. In accordance with the law, this property is offered without respect to race, color, national origin, sex, familial status or disability.

