

Cross Property Customer Full View

MLS#: 13866606 N Active [714 Mohawk DR](#) Tioga 76271 LP: \$342,500



Category: Residential	Type: RES-Single Family	Orig LP: \$342,500
Area: 37/4	Also for Lease: N	
Subdv: Tejas Estates	Lease MLS#:	Lst \$ / SqFt: \$200.06
County: Grayson	Lake Name:	
Parcel ID: 379556	Plan Dvlpmnt:	
Lot: Block: 1	Legal: TEJAS ESTATES, BLOCK 1, LOT 8, ACRES 1.0	
Multi Prcl: No	MUD Dst: No	Unexempt Taxes: \$7,982

Bedrooms: 3	Tot Baths: 2.0	Liv Areas: 1	Stories: 1
Fireplaces: 1	Full Baths: 2	Dining Areas: 1	Pool: No
Sec Sys: No	Half Baths: 0		

SqFt: 1,712 / Tax	Yr Built: 2016 / Preowned
# Gar Spaces: 2	Garage Size: 24 x 23
# Carprt Spcs: 0	Cvrd Park: 2
Acres: 1.000	Lot Dimen:
HOA: None	HOA Dues:
	Hdcp Am: No
	Will Subdiv: No

Accessory Unit: Accessory Unit Type:

School Dist: Tioga ISD	Middle School: Tioga	High School: Tioga
Elementary School: Tioga		

Living Room: 24 x 18 / 1	Kitchen: 12 x 13 / 1
Dining Room: 6 x 11 / 1	Master Bedroom: 15 x 14 / 1
Bedroom: 9 x 12 / 1 Split Bedrooms	Bedroom: 10 x 9 / 1 Split Bedrooms

Housing Type: Single Detached	Fireplace Type: Brick, Insert, Wood Burning
Style of House: Traditional	Kitchen Equipment: Built-in Microwave, Dishwasher, Disposal, Range/Oven-Electric, Water Line to Refrigerator
Lot Size/Acreage: 1 Acre to 2.99 Acres	Alarm/Security:
Lot Description: Horses Permitted, Landscaped, Lrg. Backyard Grass	Flooring: Carpet, Ceramic Tile, Laminate
Exterior Features: Covered Porch(es), Gutters, Lighting System, Patio Covered, Patio Open, Workshop	Heating/Cooling: Central Air-Elec, Central Heat-Elec
Soil:	Energy Efficiency: Ceiling Fans, Electric Water Heater, Foam Insulation, Programmable Thermostat
Construction: Brick	Green Features:
Foundation: Slab	Green Certification:
Roof: Composition	Handicap Amenities:
Type of Fence: Chain Link	Proposed Financing: Cash, Conventional
Parking/Garage: Attached, Garage, Opener, Oversized, Side	Possession: Closing/Funding
Street/Utilities: City Sewer, City Water	Showing: Centralized Showing Service
Cable TV Available, Decorative Lighting, High Speed	
Interior Features: Internet Available, Plantation Shutters, Vaulted Ceilings	

Property Description: Built In 2016 And Nicely Situated On A 1 Acre Lot Directly Across From The New Tioga High School, This 3 Bedroom 2 Bath Custom Home Is Move In Ready! The Home Features An Oversized Garage, Foam Insulation In Exterior Walls, Spray Foam Insulation Under Roof, Automatic Exterior Decorative Lighting With Security Lights, Granite In Kitchen And Both Baths, Wood Burning Fireplace With Blower, Wood Plantation Shutters On All Windows, Wood Laminate Flooring In Main Areas, Split Bedrooms With Open Living And Kitchen Areas. The Property Offers Large Fenced Back Yard, Covered Front And Back Porches And A 25x28 Metal Building On Slab With Roll Up Door And Single Exterior Door.

Public Driving Directions: North On HWY 377 To Tioga, East On Shawnee, South On Mohawk, Property On Right

List Office Name: IRICK REAL ESTATE	List Agent Name: Laura Bradley
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