

**Cross Property Customer Full View**

MLS#: **14597610**   **N**   **Active**   **902 N Main**   **Tioga**   **76271**   LP:   **\$459,000**



Category:	<b>Residential</b>	Type:	<b>RES-Single Family</b>	Orig LP:	<b>\$459,000</b>
Area:	<b>37/4</b>	Also for Lease:	<b>N</b>	Lst \$ / SqFt:	<b>\$199.65</b>
Subdv:	<b>Mendoza</b>	Lease MLS#:			
County:	<b>Grayson</b>	Lake Name:			
Parcel ID:	<b>402684</b>	Plan Dvlpmnt:			
Lot:	Block: <b>A</b>	Legal:	<b>MENDOZA ADDITION, BLOCK A, LOT 1, ACRES</b>		
Multi Prcl:	<b>No</b>	MUD Dst:	<b>Yes</b>	Unexempt Taxes:	<b>\$1,099</b>
Bedrooms:	<b>3</b>	Tot Baths:	<b>2.0</b>	Liv Areas:	<b>1</b>
Fireplaces:	<b>1</b>	Full Baths:	<b>2</b>	Dining Areas:	<b>1</b>
Sec Sys:	<b>No</b>	Half Baths:	<b>0</b>	Senior Community Y/N:	<b>No</b>
SqFt:	<b>2,299 / Building Plan</b>	Yr Built:	<b>2021 / New Construction - Complete</b>		
# Gar Spaces:	<b>2</b>	Garage Size:	<b>24 x 24</b>		
# Carprt Spcs:	<b>0</b>	Cvrd Park:	<b>2</b>	Hdcp Am:	<b>No</b>
Lot Dimen:		Acres:	<b>0.314</b>	Will Subdiv:	<b>No</b>
HOA:	<b>None</b>	HOA Dues:			
Accessory Unit:	Accessory Unit SF:	Accessory Unit Type:			

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

<b>Kitchen:</b>	<b>13 x 12 / 1</b>	<b>Built-in Cabinets, Island</b>	<b>Breakfast Room:</b>	<b>8 x 12 / 1</b>	
<b>Master Bedroom:</b>	<b>16 x 17 / 1</b>	<b>Dual Sinks, Jetted Tub, Separate Shower, Walk-in Closets</b>	<b>Full Bath:</b>	<b>10 x 12 / 1</b>	<b>Built-in Cabinets, Dual Sinks, Jetted Tub, Separate Shower, Solid Surface/Non-Natural Type</b>
<b>Living Room:</b>	<b>23 x 21 / 1</b>	<b>Built-in Cabinets</b>	<b>Full Bath:</b>	<b>10 x 5 / 1</b>	<b>Built-in Cabinets, Natural Stone/Granite Type</b>
<b>Bedroom:</b>	<b>10 x 12 / 1</b>	<b>Split Bedrooms</b>	<b>Bedroom:</b>	<b>10 x 12 / 1</b>	<b>Split Bedrooms</b>
<b>Mud Room:</b>	<b>7 x 10 / 1</b>		<b>Utility Room:</b>	<b>14 x 6 / 1</b>	<b>Built-in Cabinets, Drip/Dry Area, Dryer Hookup- Electric, Full Size W/D Area, Separate Utility Room, Washer Hookup</b>
<b>Office:</b>	<b>11 x 10 / 1</b>				

Housing Type:	<b>Single Detached</b>	Fireplace Type:	<b>Decorative, Electric</b>
Style of House:		Kitchen Equipment:	<b>Built-in Microwave, Range/Oven-Electric, Water Line to Refrigerator</b>
Lot Size/Acreage:	<b>Less Than .5 Acre (not Zero)</b>	Alarm/Security:	
Lot Description:	<b>Interior Lot</b>	Flooring:	<b>Carpet, Luxury Vinyl Plank, Stone</b>
Exterior Features:	<b>Covered Porch(es)</b>	Heating/Cooling:	<b>Central Air-Elec, Central Heat-Elec</b>
Soil:		Energy Efficiency:	<b>Electric Water Heater</b>
Construction:	<b>Fiber Cement</b>	Green Features:	
Foundation:	<b>Slab</b>	Green Certification:	
Roof:	<b>Composition</b>	Handicap Amenities:	
Type of Fence:	<b>Wood</b>	Proposed Financing:	<b>Cash, Conventional, FHA, USDA, VA</b>
Parking/Garage:	<b>Garage-Attached</b>	Possession:	<b>Negotiable</b>
Street/Utilities:	<b>Alley, City Sewer, City Water</b>	Showing:	<b>Combo Lock Box, Contact Agent</b>
Interior Features:	<b>Cable TV Available, Vaulted Ceilings</b>		

Property Description: **New Construction in Tioga! You will love this 3 bedroom 2 bath home in the heart of Tioga. Enjoy the open floor plan, spacious master bedroom, split bedrooms, mud room, office and large utility room. Moments from Buck Creek boat ramp and the highly rated Tioga schools.**

Public Driving Directions: **GPS**

List Office Name: **IRICK REAL ESTATE**   List Agent Name: **CHANCE KIRBY**