

Customer Full Residential

MLS#: **14611297** **N** **Active** **45 Hemming RD** **Valley View** **76272-7516** LP: **\$599,000**



Category: **Residential** Type: **RES-Single Family** Orig LP: **\$599,000**
 Area: **43/5** Also for Lease: **N** Lst \$ / SqFt: **\$195.69**
 Subdv: **Johnston Aj**
 County: **Cooke** Lake Name:
 Country: **United States** Lease MLS#:
 Parcel ID: **25113** Plan Dvlpmnt:
 Lot: Block: **JOHNSTON AJ 0536 ACRES 4.96**
 Multi Prcl: **No** MUD Dst: **No** Unexempt Taxes: **\$9,167**

Bedrooms: **4** Tot Baths: **3.1** Liv Areas: **2** Stories: **1**
 Fireplaces: **1** Full Baths: **3** Dining Areas: **2** Pool: **Yes**
 Half Baths: **1** Senior Community Y/N:

SqFt: **3,061 / Tax** Yr Blt: **1995 / Preowned**
 # Gar Spaces: **2** # Carprt Spccs: **0** Cvrdr Park: **2**
 Garage Size: **21 x 21** HOA: **None** HOA Dues:
 Lot Dimen: Acres: **4.960** Will Subdiv: **No**
 Hdcp Am: **No**
 Accessory Unit: Accessory Unit SF: Accessory Unit Type:

School Dist: **Pilot Point ISD** Middle School: **Pilot Point** High School: **Pilot Point**
 Elementary School: **Pilot Point** Intermediate School: **Pilot Point** Junior High School:

Kitchen: **14 x 11 / 1** **Built-in Cabinets, Island** **Breakfast Room:** **11 x 11 / 1**
Dining Room: **14 x 11 / 1** **Library/Study:** **12 x 16 / 1**
Half Bath: **3 x 6 / 1** **Living Room:** **26 x 20 / 1**
Bedroom: **12 x 12 / 1** **Split Bedrooms** **Full Bath:** **12 x 4 / 1** **Built-in Cabinets**
Bedroom: **11 x 12 / 1** **Office:** **15 x 11 / 1**
Full Bath: **7 x 5 / 1** **Built-in Cabinets** **Master Bedroom:** **21 x 15 / 1** **Walk-in Closets**
Full Bath: **11 x 10 / 1** **Built-in Cabinets, Dual Sinks, Solid Surface/Non-Natural Type** **Utility Room:** **11 x 7 / 1** **Built-in Cabinets, Dryer Hookup- Electric, Full Size W/D Area, Washer Hookup**

Housing Type: **Single Detached** Fireplace Type: **Wood Burning**
 Style of House: Kitchen Equipment: **Cooktop - Electric, Dishwasher, Double Oven, Oven-Electric, Vent Mechanism, Water Line to Refrigerator**

Lot Size/Acreage: **3 Acres to 4.99 Acres** Alarm/Security: **Carpet, Ceramic Tile, Laminate**
 Lot Description: **Heavily Treed, Horses Permitted, Interior Lot, Irregular, Water/Lake View** Flooring: **Central Air-Elec, Central Heat-Elec**
 Exterior Features: **Workshop w/Electric** Heating/Cooling: **Electric Water Heater**

Soil: **Brick** Energy Efficiency: **Cash**
 Construction: **Slab** Green Features: **Negotiable**
 Foundation: **Composition** Green Certification: **Cash**
 Roof: **In Ground Gunite** Handicap Amenities: **Negotiable**
 Backyard Pool Feat: **Garage-Attached** Special Notes: **Cash**
 Type of Fence: **All Weather Road, Co-op Water, Septic** Proposed Financing: **Negotiable**
 Parking/Garage: **Window Coverings** Possession: **Negotiable**
 Street/Utilities: **/ Lake Front - Corps of Engineers** HOA Includes:
 Interior Features: **Platted Wtrfrn Bound:**
 Waterfront:

Property Description: **Lake Ray Roberts area property. Just under 5 acres this 4 bedroom 3 bath home shares a fence with corps property. The possibilities are endless with the swimming pool and 30x50 shop. Don't miss your chance to see this one.**

Public Driving **GPS**
 Directions:

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