

**8901 STATE HIGHWAY 31 EAST
MURCHISON, TEXAS 75778**

***Exquisite Country Estate on 30.36 Acres
Of Serene Countryside***



EXQUISITE COUNTRY ESTATE —

Built in 2004, this two-story home features four bedrooms, three and a half baths, and contains approximately 4,566 square feet of living area. The home has a brick and stone exterior and was constructed on a slab foundation with a composition roof.



The formal living area features an elevated ceiling, a wood-burning fireplace, luxury vinyl plank floors, ceiling fans and overlooks the inground gunite pool and grounds.



The spacious floorplan creates a seamless flow between the various living and dining areas allowing for both intimate gatherings





The kitchen (15' x 15') features a large center island, granite countertops, luxury plank floors, tons of cabinet space, built-in oven and microwave, dishwasher, disposal, walk-in pantry, refrigerator and breakfast bar and overlooks the grounds.



Located just off the front entry is a private office (10' x 10') with luxury vinyl plank floors and views of the serene countryside.



The unbelievable master suite (15' x 15') with master bath (12' x 12') is perfect with separate his and her vanities with granite countertops, a large garden tub, and is complete with a walk-in closet.





The second story floorplan allows for two guest bedrooms, each measuring 10' x 10' complete with a Jack & Jill bath and private enclosed play area.





The property features a 2,400 square foot shop which offers central air/heat, electricity and water along with a full bath.





All nestled on 30+ acres with a pond. A city location with a country feel.





ASKING PRICE: See website for pricing.

TERRAIN:

- Soil—Sandy loam
- Rolling/Hilly/Flat—Rolling
- Wooded or Open—Approximately 50% wooded with hardwoods and approximately 50% open with scattered trees
- Fencing—Barbwire and wrought iron fencing
- Road Frontage—Approximately 1,200' on State Highway 31 East

UTILITIES AVAILABLE:

- Electric—TXU Energy (877-811-0870)
- Water and Trash —City of Athens (903-677-6621)
- Internet—Optimum (866-659-2861)
- Sewer—Aerobic septic system



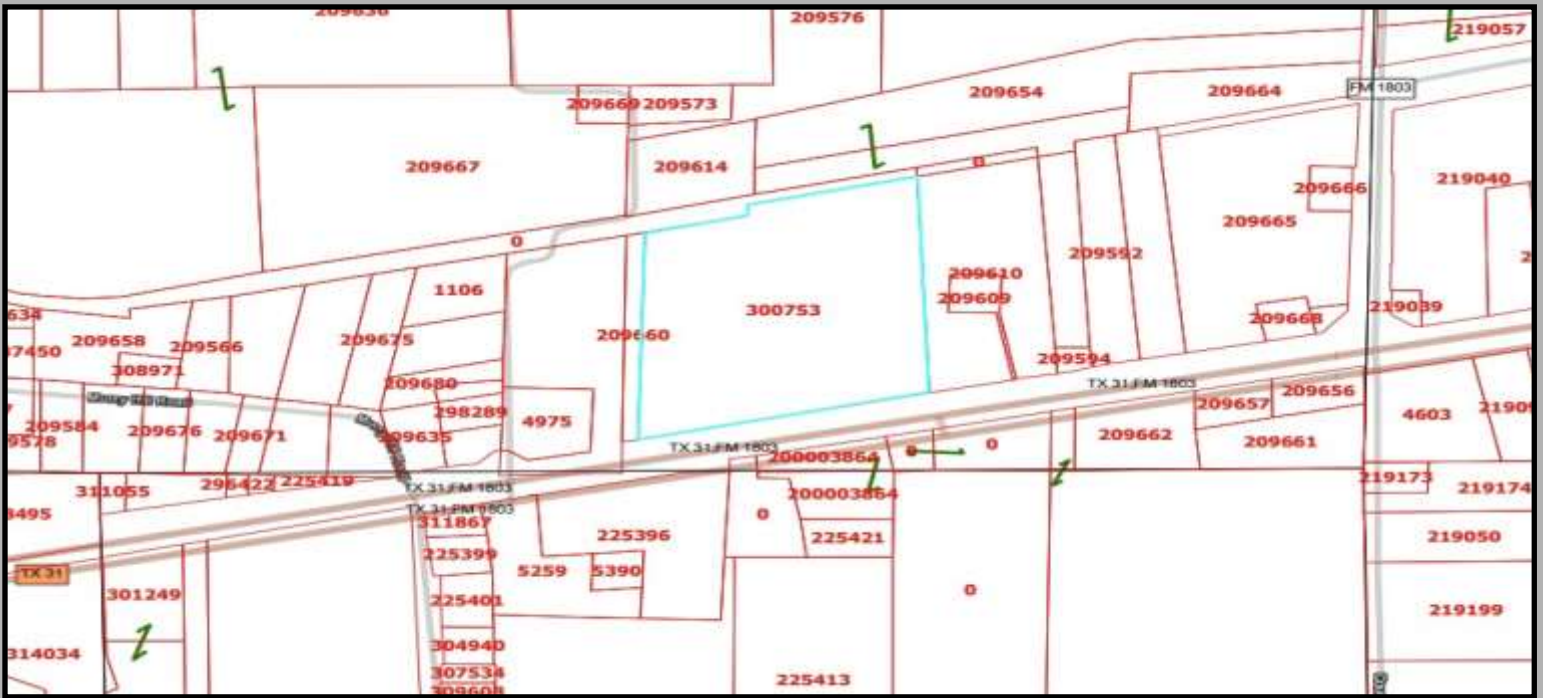
TAXES AND TAXING AUTHORITIES:

- Henderson County
- Brownsboro Independent School District
- Total Estimated Taxes—Approximately \$12,168 per year with exemptions (per the Henderson County Appraisal District)

MINERALS:

- Oil, Gas and Other Minerals—Owner to reserve all oil, gas and other minerals not previously reserved or conveyed by Seller's predecessors in title with the right of ingress and egress to explore for same.
- Surface Minerals —100% of surface minerals owned by to be conveyed. Surface minerals include but not limited to clay, lignite, iron ore, top soil, sulphur or any minerals which if mined is done be surface mining operations.





DIRECTIONS: From Athens, travel approximately nine miles east on Highway 31. The property is on the left just past Scott's Crossing.

