

210 FOREHAND ROAD TRINIDAD, TEXAS 75163



Enjoy this fabulous updated four bedroom, three and a half bath home with an additional one bedroom, one bath guest quarters and enjoy the benefits of the small town lifestyle.



Updated in 2021-2022, this comfortable home has been transformed with new flooring throughout, center isle in kitchen with granite countertops, new appliances, fixtures and roof.

The floorplan is open, inviting and comfortable — great for large gatherings or intimate family get togethers!



Kitchen (16' x 12') with center isle, set-up bar, granite countertops, new appliances including gas range.



Living Room (21' x 20') with wood-burning fireplace and ceiling fans.

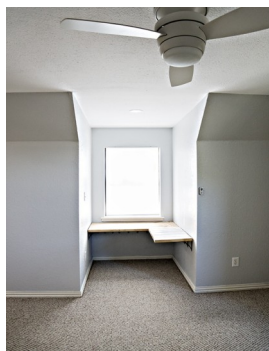
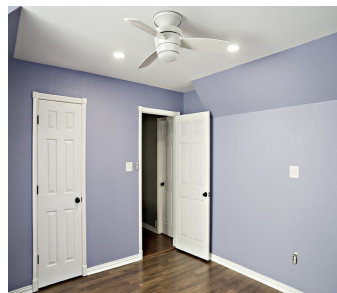
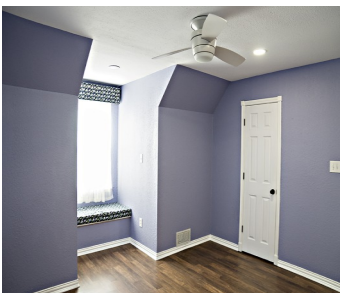
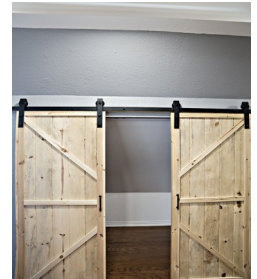
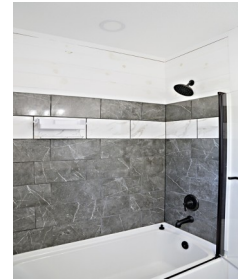




Master Bedroom (19' x 12') is located downstairs and features a bath with separate tub and shower as well as a walk-in closet.



The upstairs of the home features three bedrooms, two baths and lots of storage.



Large utility room with a half bath, sink and lots of storage.



Guest Quarters (480 sf) with living room, kitchen, one bedroom and full bath and a detached workshop with approximately 1,500 square feet and separate utility



OTHER FEATURES:

- Oversized Carport—Metal construction on a slab foundation constructed in 2001
- Backyard with hot tub, gazebo and firepit
- Lot Size—Approximately .408 acre
- Inground fiberglass pool with diving board and slide. *See Seller's Disclosure Notice.
- Water conditioning system
- Many new windows
- Updated wiring
- New electric heating/air conditioning unit in main home
- Main home constructed in 1968

TAXES:

- Henderson County
- City of Trinidad
- Trinidad Independent School District
- Approximately \$4,150.35 per year without exemptions per the Henderson County Appraisal District

UTILITIES:

- Electric—TXU Energy (866-278-4898)
- Water/Sewer/Trash—City of Trinidad (903-778-2525)
- Gas—Atmos Energy (888-286-6700)
- Internet—Suddenlink/Optimum (877-794-2724)



UPGRADES AND/OR UPDATES

KITCHEN:

- New lighting
- Painted ceiling and cabinets
- Shiplap
- New countertops
- New sink and new hardware
- Some new cabinets
- New dishwasher and stove

DINING ROOM:

- New lighting
- Ceiling painted
- New cabinets (some of the new cabinets installed are custom)
- New granite countertops

ADDITION:

- Foyer with Travertine tile
- Coat closet
- New stairs which are now code
- Upgraded wiring throughout the house, grounded and up to code
- New hardware on all doors in house
- Front door painted and back two doors painted
- New roof
- New lighting throughout the entire house
- New ceiling fans in bedrooms
- Fresh paint on walls and ceilings throughout the house
- Office/laundry room ship on one wall and added a cabinet and counter
- New washer and dryer
- Created a master suite (bathroom was separate previously)
- New lighting in bedroom
- Complete renovation and upgrade in master bathroom and upstairs bathroom
- New carpet in the master closet
- New attic fan installed in attic
- Added a bedroom upstairs (fixed an awkward situation). House is now four bedrooms.
- New hardwood flooring in the hallway
- New bench seat in hallway

- New windows on 13 windows (some were previously replaced)
- New honeycomb light filtering blinds throughout the house
- Some custom window treatments

EXTERIOR:

- Added lighting to the carport
- Built a wooden pavilion
- New diving board
- Painted and repaired the pool
- New pump
- New cover
- New light
- New French drains
- Replaced all deck boards on the deck
- Removed rotted wood structures
- Installed a swing
- Installed a water catchment system to water garden tubs
- Two new sidewalks
- Extended the patio
- New mailbox

WORKSHOP:

- Fixed some plumbing issues
- Professionally installed a water treatment system for the entire property (\$9k)
- New lighting
- Washer/dryer hookups with washer and dryer (need to get the washer repaired)
- Professionally installed a gas water line and tankless gas water heater to garage (\$8k)

GUEST QUARTERS:

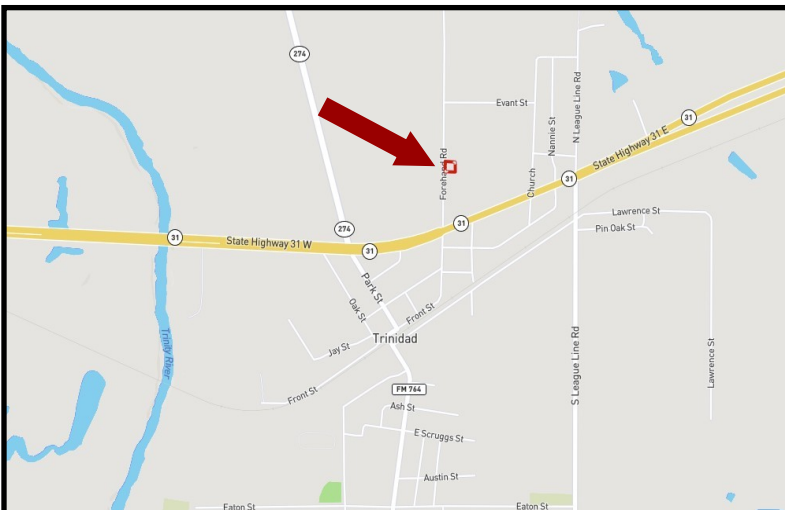
- New kitchen
- New flooring
- New ceiling fans and lighting
- Fresh paint on wall and ceilings
- New window with beautiful view of pasture
- New storm door added

NOTE:

All upgrades and/or updates were completed with permits by professionals.



ASKING PRICE: See website for pricing.



DIRECTIONS:

From Athens, take Highway 31 West to Trinidad. Turn right on Forehand Road and the property is on the right.

Latitude: 32.149086799999999

Longitude: -96.088333999999989

