



109 Lakeview Trace, Three Rivers, Tx.

Offered at \$186,950



3 Bed, 2 Bath with Choke Canyon Lakeview

For more information, please view
www.desertflowerrealty.com



Home in Choke Canyon Acres, Three Rivers, Tx.

Country retreat only 6 miles from town with panoramic views of the country side and lake. In the highly desirable subdivision; Choke Canyon Acres there sits a lovely rock veneer 3 Bed, 2 bath home. The garage has been converted into a large bonus room with many uses. In the living room you will find beautiful built-ins along with a floor to ceiling rock fireplace and decorative wood beam ceiling. A wonderful opportunity awaits you. Contact Desert Flower Realty for more information and to schedule a showing.

Details:

- **3BR/ 2BA / 2CCP**
- **1,820 SQ FT**
- Enclosed Garage, 4th bedroom or Bonus room
- Tile Flooring Throughout with New Durable Wood Grain Ceramic Tile in Bedrooms
- Updated Interior Paint, Light Neutral Color
- Updated Light Fixture/Ceiling Fans
- Floor to Ceiling Rock Fireplace
- Faux Wood Ceiling Beams
- Lovely Livingroom Built-ins
- All Kitchen Appliances Included
- Utility and Pantry room off Kitchen
- Large Master Suite with Attached Bath and Walk-in Closet
- Hall Bath with Tub/Shower Combo
- Covered Patio with Lots of Storage
- Boat Shed & 30 Amp RV Space with Covering
- An Abundance of Native Tress: Mexican Olive Tree, Mountain Laurel, Mesquite, Palms & Yucca
- Taxes 2019 \$2,089.94 with Homestead Exemption

Contact agent for Showing Instructions



Location: From Hwy 72 and Hwy 281 in Three Rivers Texas, Head South on Hwy 281 for .64 miles turn right onto W. Hwy 72. Head west for approx. 6 miles, Turn left onto Quail Ridge Run and your first right is Lakeview Trace Home is 3rd home on the left.



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