



1613 Mesquite Ave., Three Rivers, Tx.

Offered at \$186,500



*Move-in Ready, 3 Bed/ 2 Bath*

For more information, please view



## Move-in Ready Home

This beautiful, well-maintained brick home is situated on a large corner lot in Three Rivers, Texas. The home divides into 3 large bedrooms with a split master plan. Substantial barn doors sliders, master bath gives that desirable rustic feel. High ceilings with beautiful wood beam trim are among some of the details that make this home stand out. Enclosed back patio for additional living space. Schedule your showing today!!

### Details:

- 3BR/ 2BA / 2 CG
- 2,089 SQ FT
- Large Corner Lot
- 0.39 AC
- Storage Shed
- Enclosed Back Porch w/ Window Unit, Many Uses
- New Interior Paint, Hall Bath
- Wood Laminate Flooring
- Updated Bath, Tub/Shower Combo
- Updated Light Fixture/Ceiling Fans
- All Kitchen Appliances Included
- Gorgeous White Granite Countertops
- Large Mater w/ attached Full Bath
- Large Backyard Wood & Metal Pipe Fencing
- New Landscaping Front Yard and Established Oak Tress in Back
- Concrete Slab Foundation
- Composite Roof, 5 Years
- City Utilities
- Taxes 2019 \$2,625.28 w/ Homestead Exp



### Location:

From IH-37 Southbound, take exit 69 toward TX-72/ Three Rivers, travel west 2.07 miles, turn R onto Mesquite Ave.. Property is last house on the left: 1603 Mesquite Ave., Three Rivers, Texas

### Contact Agent for Showing Instructions



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