



# 130 Lakeview Trace, Three Rivers TX.

Offered at \$234,500



*Choke Canyon Lake View : 3 Bedroom / 2 Bath Home on 1/2 Acre Lot*

For more information, please view  
[www.desertflowerrealty.com](http://www.desertflowerrealty.com)

## Lakeview Home in Choke Canyon Acres

Well maintain beautiful Country retreat only 6 miles from town with panoramic Lake views from your back yard. The home sits on a quite street in a highly desirable subdivision: Choke Canyon Acres. This lovely 3 Bed and 2 Bath home has wonderful updates such as: new countertops and flooring. Contact Desert Flower Realty for your showing details today!!

### INFORMATION

- **Approximately 1,326 SQFT**
- **3 BD / 2 BA / 2 Car Garage**
- **Half Acre Lot**
- Neutral Interior Paint to go with any Décor
- Beautiful Built-in Entertainment Shelving
- Updated Light Fixtures and Ceiling Fans
- Updated Kitchen with Quartz Countertops
- Kitchen Appliances Included
- Breakfast Nook
- Wood-like Waterproof Laminate, Tile and Carpet Flooring
- Master Bedroom with Full Bath Attached, Walk-in Closet
- Hall Bath with Tub/Shower Combo
- Newer Water Heater
- Established Landscaping
- Large Back Yard with Wood Privacy Fence
- Storage Shed with Concrete Slab and Window Unit
- City Water/ Septic Tank
- Taxes 2021: \$2,528.21 without Exemptions

Showing by appointment only: 361-449-2051

### DIRECTIONS:

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 on the right. 130 Lakeview Trace, Three Rivers, Texas 78071



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