



122 CR 308, George West

Offered at \$262,500



Home on 2.18 acres

For more information, please view
www.desertflowerrealty.com



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Home in the Country

Only minutes from George West and Three Rivers, this beauty sits on 2.188 acres on a Hill in a park-like setting. This property is a must see with majestic live oak trees, xeriscaping, a sprawling home and expansive outdoor living.

RESIDENCE

- **3 BR/ 2 BA/ 2-CAR GARAGE**
- **1,997 SQ FT Main House**
- **600 SQ FT Detached Brick Building**
- **2.188 ACRES**
- Large Living Area with Wall-to-Wall Windows
- Beautiful French Door Leading out to 18 x 20 Concrete Patio
- Gorgeous Built-in Cabinets Flanking Wood-Burning Fireplace
- Inviting Kitchen with Custom-Built Cabinets
- Eat-in Kitchen with Built-in Banquette
- Cook-top Range, Trash Compactor
- Title and Carpeting throughout Home
- Formal Dining off Kitchen
- Hall Bath, Large Vanity with Tub/Shower Combo
- Two Spacious Bedrooms are Both Carpeted with Large Walk-in Closets and Sturdy Built-in.
- Custom Built-in Desk in Second Bedroom
- Large Master with En-suite Bath
- Covered Walkway from Home to 720 SQ FT Two Car Garage with Separate Service Entrance
- 600 SQ FT Detached Building with Title Flooring, Window Unit. Uses: Mother-in Law Quarters or Awesome Game Room
- 2017 taxes: \$2,637 with Exemptions



DIRECTIONS:

From IH-37 and Hwy 59, travel west on Hwy 59 for approx. 5 miles. Exit Business 59, which turns into Houston St. Follow Houston St. for approx. 1 mile to Hwy 281. Turn Right onto HWY 281 headed North for 2.74 miles turn Right onto CR 306 for 0.53 miles turn Left onto CR 308, Property is on the Right.



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