

Customer Display With Photo Gallery

R 2170804 Active 660 CR 2041, Nacogdoches TX 75965 \$273,000

**County:** Nacogdoches **Area:** NE Nac County  
**Zoning:** Single Family 1 **Subdiv:** Shady Acres  
**Year Blt:** 1980 **List Type:** Exclusive Right to Sell  
**Parcel ID:** 19983 Property ID  
**Tax Year:** 2017 **Annual Tx:** 2161  
**Exemptions:** 0 **Acres:** 1.76  
**Bedrooms:** 4 **Baths:** 3  
**Half Baths:** 0 **SqFt Htd:** 3006  
**Lot Size:** 216X352 **Src Meas:** Measured



**Legal:** Lot 150 Shady Acres

<b>HOA:</b> No	<b>HOA Fee:</b>	<b>HOA Fee Pd:</b>	<b>Office:</b> No
<b>Living Rm:</b> Yes	<b>Din Type:</b> Formal	<b>Utility Room:</b> Inside	<b>Den:</b> Yes
<b>Electric Co:</b> Other	<b>Gas Co:</b> None	<b>Water Co:</b> Appleby Water Service	
<b>Phone Co:</b> Other	<b>Prop Type:</b> Single Family		
<b>Elem School:</b> Brooks Quinn Jones	<b>Middle Sch:</b> McMichael Jr High	<b>High School:</b> Nacogdoches	
<b>Ld Paint Disc:</b> No	<b>Seller Disc:</b> Yes	<b>Sign:</b> Yes	
<b>Exclusions:</b> Personal Items in Home			

**Int Features:** Built-in Bookcase , Cable TV available , Smoke Detector , Walk-in Closet , Water Heater-Electric , Other-See Remarks  
**Ext Features:** Deck , Fenced Yard , Patio , Porch , Other-See Remarks  
**Pers Prop Incl:** Dishwasher , Microwave , Range Hood , Refrigerator , Self Cleaning Oven  
**Garage/Carprt:** 3 Carport Detached , Extra Storage

<b>Architecture:</b> 1 Story , Ranch	<b>Cooling:</b> Central , Electric
<b>Substructure:</b> Slab	<b>Exterior:</b> Brick , Wood
<b>Water:</b> Community	<b>Sewer:</b> Septic
<b>Flooring:</b> Carpet , Tile , Other-See Remarks	
<b>Roof:</b> Composition	<b>Heating:</b> Central , Electric
<b>Fireplace:</b> Fireplace-Wood , Other-See Remarks	<b>Outbdgs:</b> Shop , Storage Shed
<b>Water Acc:</b>	<b>Docs On File:</b> Survey , Utility Bills

**Marketing Remarks:** Comfortable Home featuring 3006 SF FT Living Area. Includes Mother-in-Law Living Quarters with/without a Private Entrance and Metered Separately. 2005 Tore Off Old Roof, installed Architectural Grde. 30 Yr Type. June 2009 Lcsd. Custom Designed Aerobic Septic System. Insulated Tinted Windows throughout! Plantation Shutters on all French Doors. 15X32 Salt Water Pool;Add in Connects for Large Spa on 450 SF Wood Gazebo and Deck. Detached 3-Car Port. Double Fenced. Seller, Licensed Realtors.

**Directions:** Travel Outside NE Loop 224 onto FM 2609 Appleby Sand Rd aprox 5 Miles from High School. Turn Left on CR 2041 at Shady Acres SD. Go midway down to home on the Right. Painted Grey Brick w/Light Blue Shutters. Nac Lockbox on Door. Key in Office out of town Realtors.



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**3006 SF Living, Pool, Other**



**18 X 32 Saltwater Pool**



**Detached 3\_Car\_Port\_Stg**



**Gazebo, Wood Deck**



**Mother in Law, Private Entry**



**Back of House w/Shutters**

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**12**

**\$273,000**





**Pretty Living Room**



**Dining Rm to Kitchen**



**Built ins, Love the Wood!**



**Family Rm with Built-Ins**



**Mother-Law Kitchen**



**Mother Law Living Room**

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