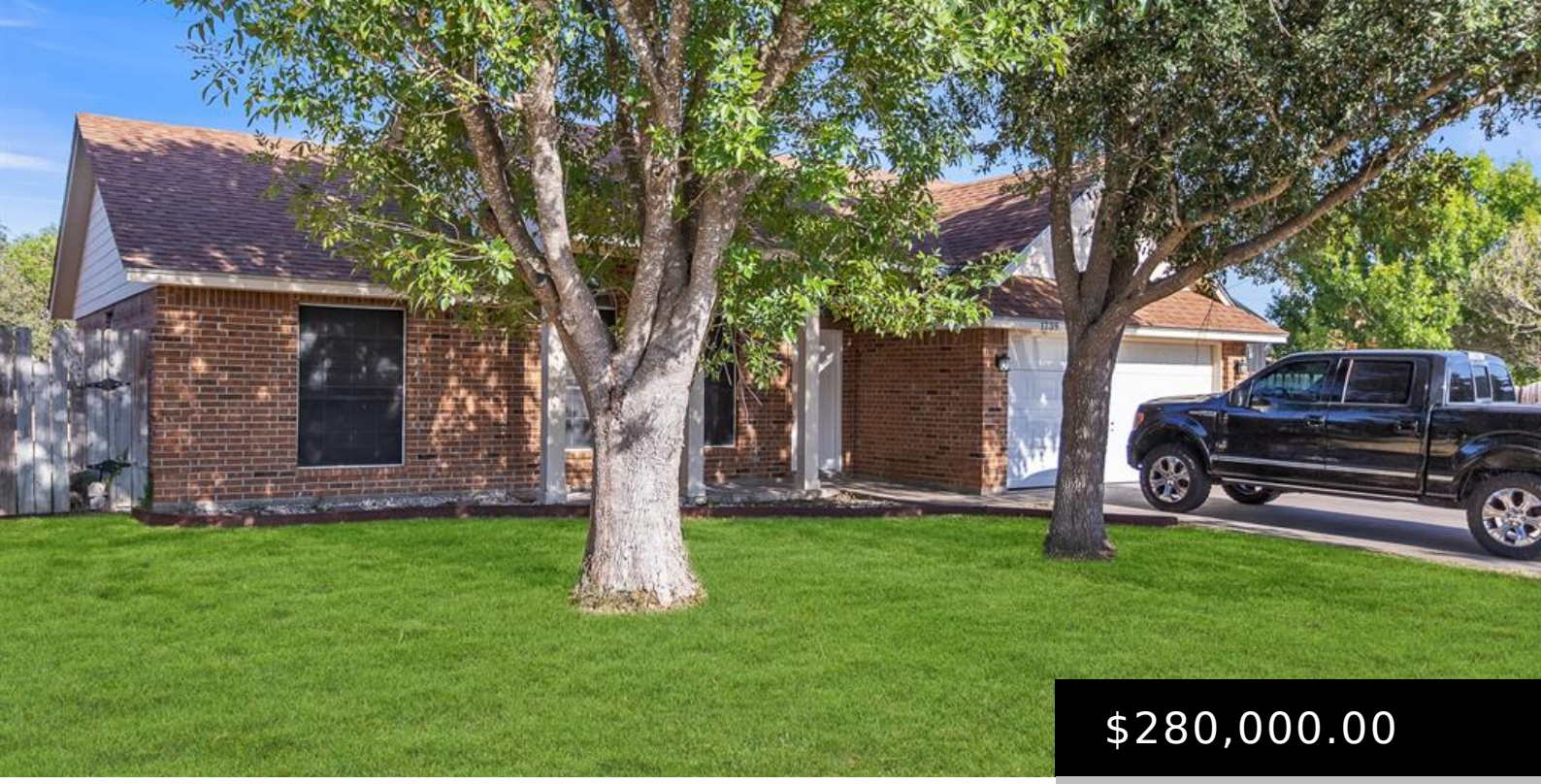


$280,000.00

## 1739 BRAMBLEBERRY DR, THREE RIVERS, TX 78071, USA

https://bunkerhillhomes.com

Lovely move in ready 4 bedroom home in highly sought after Churchhill Acres neighborhood in Three Rivers! This home has been recently painted throughout and a complete new HVAC system was just installed. Tile flooring throughout the entire home. The 4th bedroom is huge and could also be used as a game room or additional [...]

## Rooms & Units Description

**Property title:** 1739 Brambleberry Three Rivers Texas 78071

**Room Count:** 8

**Room Description:** 1 Living Area,Breakfast Room,Living Area - 1st Floor,Utility Room in Garage

**Bed Room Description:** All Bedrooms Down

**Master Bath Desc:** Primary Bath: Tub/Shower Combo,Secondary Bath(s): Tub/Shower Combo

**Photo Count:** 27

**Original List Price:** 280000.00

## Property Details

**Parcel Number:** 2361-0002-0003-00

**Lot Desciption:** Subdivision Lot

**Style:** Traditional

**List Type:** Exclusive Right to Sell/Lease

**Price Sq Ft List:** 175.00

**Acres:** 0.352

**Acres Desciption:** 1/4 Up to 1/2 Acre

**Dwelling Type:** Free Standing

**Stories:** 1

**Floors:** Tile

**Restrictions:** Deed Restrictions, Deed Restrictions

## Property Features

**Exterior:** Back Yard,Back Yard Fenced,Fully Fenced,Patio/Deck,Porch,Workshop

**Interior:** Drapes/Curtains/Window Cover,Fire/Smoke Alarm,High Ceiling,Refrigerator Included

**Roof:** Composition

**Foundation:** Slab

**Garage Carport:** Additional Parking,Auto Garage Door Opener,Double-Wide Driveway,Workshop

**Garage Desc:** Attached Garage

**No Of Garage Cap:** 2

**Heat System:** Central Electric

**Cool System:** Central Electric

**Energy:** Attic Vents,Ceiling Fans,Digital Program Thermostat,High-Efficiency HVAC,HVAC>13 SEER,Insulation - Other

**Kitchen Desc:** Pantry

**Dishwasher:** 1

**Water Sewer:** Public Sewer,Public Water

**Siding:** Brick

## Fees & Taxes

**Tax Rate:** 2.2513

**Tax Amount:** 3484

**Tax Year:** 2022

## Basics

**Baths Full:** 2

**Year Built Src:** Appraisal District

**Price Change Timestamp:** 2023-08-09T11:29:30.557

## Location Details

**Area:** 85

**County Or Parish:** Live Oak

**School District:** 975 - Three Rivers

**Directions:** from hwy 72 turn on Brambleberry Dr. and house will be on your left.

**School Elementary:** THREE RIVERS ELEMENTARY SCHOOL

**School Middle:** THREE RIVERS MIDDLE SCHOOL

**School High:** THREE RIVERS HIGH SCHOOL

**Subdivision:** Churchill Acres

**State:** Texas

**Zip:** 78071

**City:** Three Rivers

## Miscellaneous

**Annual Maint Desc:** No

**Realist Block:** Deed Restrictions

**Connections:** Electric Dryer Connections,Washer Connections

**Disclosures:** Sellers Disclosure

**Disposal:** 1

**Exemptions:** Homestead,,,,,,,,,,

**Finance Available:** Cash Sale,Conventional,FHA,VA

**Legal:** CHURCHILL ACRES BLOCK 2 LOT 3 & 4

**DOM:** 1

## Courtesy of

**List Office Name:** Select Pro Realty