$825,000.00

2403 RS COUNTY RD 3330, EMORY, TX 75440, USA

https://bunkerhillhomes.com

Dream lakefront property on world renown Lake Fork. This rare tract features approx. 3.6 +/- acres of lakefront property with approx. 393′ of actual shoreline per the Sabine River Authority. The lovely 3 bedroom 2 bath home with approx. 2,326 sq. ft. was renovated in 2007 and is positioned on the acreage to take advantage […]

Rooms & Units Description

Property title: 2323 RS County Road 3330 Emory Texas 75440

Room Count: 9

Room Description: Breakfast Room,Den,Family Room,Formal Dining,Kitchen/Dining Combo,Sun Room,Utility Room in Garage

Beds Max: 4

Bed Room Description: All Bedrooms Down,En-Suite Bath,Sitting Area,Walk-In Closet

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

Photo Count: 48

Subdivision Lake Access YN: 1

Original List Price: 825000.00

Vac Rental: Currently a Vacation Rental

Property Details

Parcel Number: 0186-0370-0000-43

Lot Desciption: Cleared,Corner,Water View,Waterfront

Style: Ranch

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 349.28

Acres: 2.284

Acres Desciption: 2 Up to 5 Acres

Dwelling Type: Free Standing

Stories: 1

Floors: Engineered Wood,Tile

Ownership: Full Ownership

Restrictions: No Restrictions, No Restrictions

Property Features

Exterior: Greenhouse,Partially Fenced,Patio/Deck,Porch,Private Driveway,Side Yard,Storage Shed

Roof: Composition

Foundation: Pier & Beam,Slab

Garage Carport: Additional Parking,Boat Parking,Circle Driveway

Garage Desc: Attached Garage,Detached Garage

No Of Garage Cap: 2

Carport Description: Attached & Detached

Carport Spaces Count: 2

Heat System: Central Electric

Cool System: Central Electric

Fireplace Description: Gaslog Fireplace

Fireplaces Number: 1

Energy: Ceiling Fans,Digital Program Thermostat,HVAC>13 SEER

Kitchen Desc: Breakfast Bar,Kitchen open to Family Room,Pantry,Under Cabinet Lighting,Walk-in Pantry

Oven Type: Electric Oven,Single Oven

Dishwasher: 1

Water Sewer: Aerobic

Countertops: Granite

Microwave: 1

Siding: Brick,Cement Board

Water Amenity: Boat Ramp,Lake View,Lakefront,Pier,Wood Bulkhead, Boat Ramp,Lake View,Lakefront,Pier,Wood Bulkhead

Fees & Taxes

Tax Rate: 1.5878

Tax Amount: 4010

Tax Year: 2022

Basics

Baths Full: 2

Year Built Src: Appraisal District

Location Details

Area: 84

County Or Parish: Rains

School District: 848 - Rains

Directions: From Emory travel east on 69 for approx. 1 mile the turn left onto FM 515, travel approx. 3.5 miles to County Road 3330, turn left onto 3330 and travel approx 2.3 miles, property will be on the left. Do not enter property without agent and appointment!

School Middle: RAINS JUNIOR HIGH SCHOOL

School High: RAINS HIGH SCHOOL

Subdivision: A0186

State: Texas

Zip: 75440

City: Emory

Miscellaneous

Annual Maint Desc: No

Realist Block: No Restrictions

Connections: Electric Dryer Connections

Disclosures: Sellers Disclosure

Disposal: 1

Finance Available: Cash Sale,Conventional

Range Type: Freestanding Range

Legal: A0186 Pomeroy Josiah Acres 1.533

Access: Driveway Gate

DOM: 73

Courtesy of

List Office Name: Jacobs Properties