



\$90,000.00

### 3QHF+FF HILLTOP LAKES, TX, USA

<https://test.houston-re.com>



Looking for an Escape from your fast paced daily schedules, then look no further! This 1 Acre Retreat is completely Unrestricted and located in Normangee, TX near the Golf Community of Hilltop Lakes. Loaded with mature Hardwood Trees with Sandy Loam soil with scattered openings in a nice quiet area! Property offers a 2 Bedroom [...]

### Rooms & Units Description

**Property title:** 13002 CR 4691 Normangee Texas 77871  
**Room Description:** 1 Living Area,Breakfast Room  
**Bed Room Description:** All Bedrooms Down  
**Photo Count:** 29  
**Vac Rental:** Allowed

**Room Count:** 5  
**Beds Max:** 2  
**Master Bath Desc:** No Primary  
**Original List Price:** 140000.00



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## Property Details

<b>Parcel Number:</b> 00030-11600-00100-000000	<b>Lot Description:</b> Wooded
<b>Style:</b> Ranch	<b>List Type:</b> Exclusive Right to Sell/Lease
<b>Price Sq Ft List:</b> 62.50	<b>Acres:</b> 1
<b>Acres Description:</b> 1 Up to 2 Acres	<b>Dwelling Type:</b> Free Standing
<b>Stories:</b> 1	<b>Floors:</b> Carpet,Vinyl,Wood
<b>Ownership:</b> Full Ownership	<b>Restrictions:</b> Horses Allowed,No Restrictions, Horses Allowed,No Restrictions

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## Property Features

<b>Interior:</b> Fire/Smoke Alarm	<b>Roof:</b> Composition
<b>Foundation:</b> Block & Beam	<b>Heat System:</b> Propane
<b>Cool System:</b> Central Electric,Window Units	<b>Energy:</b> Ceiling Fans,Digital Program Thermostat
<b>Kitchen Desc:</b> Kitchen open to Family Room,Pantry	<b>Oven Type:</b> Freestanding Oven
<b>Dishwasher:</b> 1	<b>Water Sewer:</b> Septic Tank,Well
<b>Countertops:</b> LAMINATE	<b>Siding:</b> Wood

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## Fees & Taxes

<b>Tax Rate:</b> 1.8865	<b>Tax Amount:</b> 1952
<b>Tax Year:</b> 2021	

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## Basics

<b>Baths Full:</b> 1	<b>Year Built Src:</b> Appraisal District
<b>Price Change Timestamp:</b> 2023-07-27T16:39:20.893	



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## Location Details

**Area:** 63

**School District:** 131 -  
Normangee

**School Elementary:**  
NORMANGEE ELEMENTARY  
SCHOOL

**School High:** NORMANGEE  
HIGH SCHOOL

**Geo Market Area:**  
Normangee/Marquez Area

**Zip:** 77871

**County Or Parish:** Leon

**Directions:** FROM HOUSTON: Follow I-45 N to TX-OSR W/County Line Rd/Old San Antonio Rd in Madison County. Take Exit 152 from I-45 N - Turn Feft onto TX-OSR W/County Line Rd/Old San Antonio Rd - Turn Left onto County Rd - Property will be on your Right! <https://goo.gl/maps/Qxxg84LBUuqUgSGQ7>

**School Middle:** NORMANGEE MIDDLE SCHOOL

**Subdivision:** Jose Maria Viesca 11 League Gr

**State:** Texas

**City:** Normangee

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## Miscellaneous

**Annual Maint Desc:** No

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

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

**Range Type:** Freestanding Range

**Legal Subdivision:** Jose Maria Viesca  
11 League Gr

**Realist Block:** Horses Allowed,No Restrictions

**Disclosures:** Other Disclosures,Pre-  
Foreclosure,Sellers Disclosure,Short Sale

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

**Legal:** J M VIESCA AB 30 1.000 AC

**DOM:** 206

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## Courtesy of

**List Office Name:** Wendy Cline Properties Group

