



\$169,900.00

## 354 CONFEDERATE LOOP, HEMPHILL, TX 75948, USA

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



Adorable lake home overlooking Toledo Bend Reservoir with outstanding views! 2 bedrooms, 1 bath, open kitchen, dining, living, covered back porch, fire pit, shed and privacy! Home has newer vinyl plank flooring, newer metal roof 2019, newer windows 2020, new water heater 2021, newer range, newer toilet. Great fishing cabin located mid-lake Texas side across [...]

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### Rooms & Units Description



**Property title:** 354 Confederate Hemphill Texas 75948

**Room Description:** 1 Living Area,Breakfast Room,Kitchen/Dining Combo

**Master Bath Desc:** Primary Bath: Tub/Shower Combo

**Subdivision Lake Access YN:** 1

**Original List Price:** 169900.00

**Room Count:** 5

**Bed Room Description:** 1 Bedroom Up,All Bedrooms Down,Primary Bed - 1st Floor

**Photo Count:** 15

**HOA Mandatory:** 1

**Key Map:** 1

**Property Details**

**Parcel Number:** R000095621

**For Lease:** 1

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

**Acres:** 0.143

**Dwelling Type:** Free Standing

**Floors:** Vinyl Plank

**Restrictions:** Deed Restrictions, Deed Restrictions

**Lot Description:** Subdivision Lot,Water View,Waterfront,Wooded

**Style:** Traditional

**Price Sq Ft List:** 221.22

**Acres Description:** 0 Up To 1/4 Acre

**Stories:** 1

**Ownership:** Full Ownership

**Property Features**

**Exterior:** Back Yard,Covered Patio/Deck,Satellite Dish,Storage Shed

**Roof:** Other

**Garage Carport:** Boat Parking

**Carport Spaces Count:** 2

**Cool System:** Other Cooling,Window Units

**Kitchen Desc:** Breakfast Bar,Kitchen open to Family Room

**Water Sewer:** Aerobic,Public Water,Septic Tank

**Siding:** Wood

**Interior:** Drapes/Curtains/Window Cover,Dryer Included,Fire/Smoke Alarm,Refrigerator Included,Washer Included

**Foundation:** Slab

**Carport Description:** Attached Carport

**Heat System:** Other Heating,Window Unit

**Energy:** Attic Fan,Insulated/Low-E windows,Insulation - Batt

**Oven Type:** Electric Oven

**Microwave:** 1

**Water Amenity:** Lake View, Lake View



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## Fees & Taxes

**Tax Rate:** 1.4434

**Tax Amount:** 884

**Tax Year:** 2022

**Maint Fee Includes:** Recreational Facilities

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## Basics

**Baths Full:** 1

**Year Built Src:** Appraisal District

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## Location Details

**Area:** 79

**County Or Parish:** Sabine

**School District:** 217 - Hemphill

**Directions:** From Hemphill, take Old Sabinetown Rd. to Rebel Ridge Road, turn left. Turn right on Confederate loop, turn left on Antietam rd, turn left on Confederate loop stay right to house on right.

**School Elementary:** HEMPHILL ELEMENTARY SCHOOL (HEMPHILL)

**School Middle:** HEMPHILL MIDDLE SCHOOL

**School High:** HEMPHILL HIGH SCHOOL

**Subdivision:** Rebel Ridge

**State:** Texas

**Zip:** 75948

**City:** Hemphill

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## Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

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

**Disclosures:** Sellers Disclosure

**Exclusions:** Pictures, some kitchen utensils/items

**Finance Available:** Cash Sale,Conventional

**Range Type:** Electric Range

**Legal:** ACRES: 0.143 LOT: PRT 30 SUBD: REBEL RIDGE #2 CAMPHOUSE / ST

**DOM:** 58



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# Courtesy of

**List Office Name:** Pam Westlake Realty Group

