



\$225,000.00

**94 RANCH ACRES DR, HUNTSVILLE, TX  
77340, USA**

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



Welcome to your dream property! Nestled on 3.86 acres of picturesque, fenced land, this property offers the perfect blend of space and tranquility. The 4-bedroom, 2-bath house has a many improvements and a spacious layout providing ample room for the entire family. Primary bedroom is located downstairs while all secondary rooms are on the second [...]

**Rooms & Units Description**

**Property title:** 94 Ranch Acres Huntsville Texas 77340

**Room Description:** Living Area - 1st Floor

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

**Original List Price:** 225000.00

**Room Count:** 4

**Bed Room Description:**  
Primary Bed - 1st Floor,Sitting Area

**Photo Count:** 44





## Property Details

<b>Parcel Number:</b> 34511	<b>Lot Description:</b> Subdivision Lot
<b>Style:</b> Traditional	<b>List Type:</b> Exclusive Right to Sell/Lease
<b>Price Sq Ft List:</b> 101.03	<b>Acres:</b> 3.86
<b>Acres Description:</b> 2 Up to 5 Acres	<b>Dwelling Type:</b> Free Standing
<b>Stories:</b> 2	<b>Restrictions:</b> No Restrictions, No Restrictions



## Property Features

<b>Roof:</b> Composition	<b>Foundation:</b> Pier & Beam
<b>Heat System:</b> Central Electric	<b>Cool System:</b> Central Electric
<b>Water Sewer:</b> Septic Tank,Well	<b>Siding:</b> Wood



## Fees & Taxes

<b>Tax Rate:</b> 1.7846	<b>Tax Amount:</b> 3650
<b>Tax Year:</b> 2022	



## Basics

<b>Baths Full:</b> 2	<b>Year Built Src:</b> Appraisal District
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## Location Details



**Area:** 43

**School District:** 105 - New Waverly

**School Elementary:** NEW WAVERLY  
ELEMENTARY SCHOOL

**School High:** NEW WAVERLY HIGH  
SCHOOL

**Geo Market Area:** New Waverly Area

**Zip:** 77340

**County Or Parish:** Walker

**Directions:** From I 45 N, take FM 1375 East, left on  
Hwy 75, right on Hwy 150, left to continue on FM  
1375, right on Ranch Acres Drive.

**School Middle:** NEW WAVERLY JUNIOR HIGH  
SCHOOL

**Subdivision:** Ranch Acres - Sec 1

**State:** Texas

**City:** Huntsville

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## Miscellaneous

**Annual Maint Desc:** No

**Disclosures:** Sellers Disclosure

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

**DOM:** 5

**Realist Block:** No Restrictions

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

**Legal:** RANCH ACRES - SEC 1, LOT 33, ACRES  
3.86

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## Courtesy of

**List Office Name:** Century 21 Realty Partners

