

Additional Amenities, Recent Upgrades and Features

3767 County Road 2512, Royse City

-Home was Renovated with Additions in approximately 2012 (by previous owner), and lovingly improved on by current owner over the last few years. Here are a few of the existing and newer amenities and features:

14-18' Stocked Pond/Tank, full of Bass, Catfish and Crappie

30'x30' Insulated Shop, on slab, with electric, separate AC Window Unit, Security Cameras and Lights

Covered Front Porch with Cedar Beams and Metal Roof

Covered 22' x 22' Back/Side Deck

Large Upper Deck off upstairs 4th Bedroom/Gameroom

90' x 48' Fenced Backyard Play area with Cedar Fence and Steel Posts

Additional large enclosed Metal Dog Run can stay

100 yr Old +- Reclaimed Tin used for siding at Front Entry, wrapped Beams in Living Room, and Wainscoting in upstairs 2nd Living

100 yr old, Antique and Reclaimed Door on Master Closet, from an old Brothel in Fredericksburg, TX

Flagstone Walkway

Stainless Appliances in Kitchen, including separate Propane Tank for Gas Range

Custom Crafted Pantry Doors, Pantry large enough for Refrigerator

Pull Out Trash Bin, Granite Counters, Farm Sink, and large Sit Up Island in Kitchen

Large Sunroom with wall of Windows is useable living space

Sandy Loam Soil, 100's of Post Oak Trees, 4 Acres for Hay Production

Property is partially AG EXEMPT

Currently NO City Taxes

No known Restrictions

Outside the City Limits

Emergency Services: Hunt County Sherriff and Union Valley FD

Newer Improvements 2014-2018

New Driveway (Gravel) - \$9,200

New Electric to Shop -\$6,500

Tree Clearing-\$9,500

Roof Replaced-\$17,000

Front Covered Porch -\$8,500

Back/Side Covered Deck-\$13,000

Cell/Internet Tower-\$4,000

Security Cameras, Lights around Home and Shop