

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 3754 FT GRAHAM ROAD

WEST, TX 76691



\$679,900



2,588 sqft



3 beds



3 baths

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## DESCRIPTION

Motivated Seller! This meticulously maintained gem exudes timeless charm in every detail! Passing through the gated entrance you will step into country life & tranquility! Take a stroll inside to see LVP flooring throughout, wood shutters, built in cabinets in the LR, electric fireplace & custom ceiling fan. The spacious dining room & adjacent kitchen features granite counter tops, copper sink with disposal, updated light fixtures, under mount lighting & all new appliances! The breakfast area has a built in hutch with wine storage. Just off the kitchen you will find a half bath and full size utility room. The secluded office is conveniently located nearby. In addition, you will discover the sunroom with it's captivating view of the stocked pond! Discover the serenity of the primary bedroom & bath! Bedrooms 2 & 3 have a view of the front of the house & adjacent to the updated 2nd bath. 30x55 workshop with electric, RV pad with sewer hookup, 2 barns with electric & water available. Fenced & cross fenced!

**PROPERTY TYPE:** Residential - Single Family Residence

**MLS STATUS:** Active

**MLS:** 20724378

**YEAR BUILT:** 1979

**COUNTY:** McLennan

**TRACT OR SUBDIVIION:** Gholson S

**LIST DATE:** 09/11/2024

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## 800.451.8055

**AREA:**

**SQUARE FEET:** 2,588

**TOTAL BEDS:** 3

**FULL BATHS:** 2

**HALF BATHS:** 1

**ACRES:** 4.48

**LOT SIZE (SQFT):** 195,148

## INTERIOR FEATURES

### FIREPLACE:

- Electric
- FamilyRoom

### FLOOR COVERINGS:

- LuxuryVinylPlank
- Tile

### APPLIANCES:

- Dishwasher
- ElectricOven
- ElectricRange
- ElectricWaterHeater
- Disposal
- Microwave
- Refrigerator

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Detached
- Farmhouse

### PARKING:

- Concrete
- Covered
- Carport
- DoorSingle
- Driveway
- ElectricGate
- ElectricVehicleChargingStations
- Garage
- GarageDoorOpener
- RvAccessParking
- GarageFacesSide

### LOT DESCRIPTION:

- Landscaped
- PondOnLot

### ROOF TYPE:

- Composition

### POOL TYPE:

- None

### FENCING:

- ChainLink
- CrossFenced
- Other

## UTILITIES

### HEATING/COOLING:

- Central
- Electric

### UTILITIES:

- ElectricityAvailable
  - SepticAvailable
  - UndergroundUtilities
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- BuiltInFeatures
  - DecorativeDesignerLightingFixtures
  - GraniteCounters
  - HighSpeedInternet
  - VaultedCeilings
  - WiredForSound
- 

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