

CENTURY 21

Judge Fite Company



6525 HIGHWAY 2318

COMANCHE, TX 76442



\$599,000



3,315 sqft



5 beds



3 baths

DESCRIPTION

Beautiful 3315 SF 2 story Austin Stone Home situated on 2 wooded acres with paved road frontage 1 mile from Lake Proctor. This property has lots of wildlife and has a beautiful, quiet, peaceful sitting. The home features 5 (or 6) bedrooms, 3 baths, dining room, media room and has the open concept with soaring ceilings. The home has large porches, beautiful mature trees, a RV shed with power, 2 heat pump units. On the ground floor you will find the master suite with large walk-in closet, jetted tub, and separate shower. The 2nd bedroom is downstairs with an adjacent full bath. Upstairs there is 3 more bedrooms, a full bath, and an oversized media or game room that could be a 6th bedroom. This home is vacant, easy to show, and ready for a new family. There is an additional 27.5 acres that can be purchased all or partially with the home. With more acreage there is a pond, improved variety pecan trees and coastal grass. Lots of income potential here. Proctor irrigation valves are on the acreage. Look today and you will be impressed. Seller will give a \$5,000. carpet allowance.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 20825187

YEAR BUILT: 2007

COUNTY: Comanche

TRACT OR SUBDIVIION: Wolfe Pecanlands Dev 05

LIST DATE: 01/24/2025

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800.451.8055

AREA:

SQUARE FEET: 3,315

TOTAL BEDS: 5

FULL BATHS: 3

HALF BATHS: 0

ACRES: 2

LOT SIZE (SQFT): 87,120

INTERIOR FEATURES

FIREPLACE:

- FreeStanding

FLOOR COVERINGS:

- Carpet
- CeramicTile
- Laminate

APPLIANCES:

- SomeGasAppliances
- Dishwasher
- GasOven
- GasRange
- PlumbedForGas
- WineCooler

WINDOWS:

- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Traditional
- Detached

PARKING:

- AdditionalParking
- CircularDriveway
- Garage
- GarageDoorOpener
- Oversized
- GarageFacesSide

LOT DESCRIPTION:

- Acreage
- ManyTrees

ROOF TYPE:

- Composition

YARD/GROUNDS:

- Storage

SIDING:

- Rock
- Stone

POOL TYPE:

- AboveGround
- Pool

FOUNDATION:

- Slab

FENCING:

- BarbedWire
- Fenced

UTILITIES

HEATING/COOLING:

- Central
- Electric

UTILITIES:

- ElectricityAvailable
 - SepticAvailable
 - WaterAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

- DecorativeDesignerLightingFixtures
 - KitchenIsland
 - OpenFloorplan
 - VaultedCeilings
 - WalkInClosets
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LISTED BY: Larinda Ray 

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BROKERED BY: LARINDA RAY REALTY TEAM