

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 112 HCR 2117

WHITNEY, TX 76692



\$534,500



2,680 sqft



3 beds



2 baths

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## DESCRIPTION

Idealic country place. Make it your own. Beautiful 6.02 acres with an exceptionally picturesque pond surrounded by Weeping Willow, pecan and oak trees. This contemporary all brick home has a great floor with delightful natural scenes. Spacious 3 bedrooms, 2 full baths and a large utility room adding more storage and work space. Family room has a cozy brick fireplace and game room enough for plenty of indoor activities and additional access from the home through French doors. This oversized game room has central HVAC & picturesque antique looking stove. Shop is 1600 square feet built later. Expansive concrete drive up to and home and covers area between home and building, makes into a great basket ball court . Features within this shop include room for 2 vehicles and the RV space with clean out into septic, 30 amp electric service and water. RV depth and height or keep your boat out of the weather. Fenced, cross fenced. cattle pens, stable & barn. Add horses, chickens, even honey bees are welcome to round out this ranchette. Interior of this well built home shares the decorating of prior years it will easily be revived with today's latest trends to be your show place. The front yard has interesting wading splash feature, the circulating pump no longer functions and will need replacement to return to the cooling experience it can be. Interior of this well built home shares the decorating of years past and will beautifully respond to the colors and style of today. 5 minutes to Lake Whitney, Parsons Marina, Loafers bend park and boat ramp and Whitney Dam. Only 35 minutes to I-35 and Hillsboro, 40 to Waco and an easy drive to the DFW Metroplex, and greater Austin area. Make arrangements to view this property. You may find it checks all your boxes and even some you didn't have.

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

**MLS STATUS:** Active

**MLS:** 20892976

**YEAR BUILT:** 1980

**COUNTY:** Hill

**TRACT OR SUBDIVIION:** L. Jones abst 465

**LIST DATE:** 04/09/2025

**CENTURY 21**

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,680

**TOTAL BEDS:** 3

**FULL BATHS:** 2

**HALF BATHS:** 0

**ACRES:** 6.02

**LOT SIZE (SQFT):** 262,231

## INTERIOR FEATURES

### FIREPLACE:

- LivingRoom
- Masonry
- Propane
- WoodBurning
- RecreationRoom

### FLOOR COVERINGS:

- CeramicTile

### APPLIANCES:

- Dishwasher
- ElectricRange
- Disposal
- Microwave

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● Traditional</li><li>● Farmhouse</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● AdditionalParking</li><li>● Concrete</li><li>● DoorMulti</li><li>● Driveway</li><li>● Garage</li><li>● GarageDoorOpener</li><li>● KitchenLevel</li><li>● Lighted</li><li>● SideBySide</li><li>● WorkshopInGarage</li><li>● Boat</li><li>● RvAccessParking</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● Acreage</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Composition</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● PrivateYard</li><li>● RvHookup</li><li>● Storage</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Brick</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● None</li></ul>	<b>FOUNDATION:</b> <ul style="list-style-type: none"><li>● Slab</li></ul>	<b>FENCING:</b> <ul style="list-style-type: none"><li>● CrossFenced</li></ul>

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## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● Electric</li><li>● Propane</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● ElectricityConnected</li><li>● OverheadUtilities</li><li>● PhoneAvailable</li><li>● SepticAvailable</li></ul>
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## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● EatInKitchen</li><li>● Pantry</li><li>● WalkInClosets</li></ul>
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**LISTED BY:** Linda Alesi-Miller 

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**BROKERED BY:** Bosque Real Estate Inc