



46 Deer Ridge

Romayor, TX.
\$650,000



Address: 46 Deer Ridge
Sub.: Artesian Lakes
City: Romayor
Legal: Lot 46
Acres: .58
Area: Liberty County

Price: \$650,000
Bedrooms: 3
County: Liberty
Sq. Ft.: 2790
Garage: Yes, Double
School Dist.: Hardin ISD

Type: SGL
Baths: 2 Full, 2 1/2
Stories: 1 and 1/2
Year Built: 2010/2011

FEATURES:

Exterior: Wood
Roof: Composition
Foundation: Pier & Beam
Street: Gravel
Decks: Yes, Upper/Lower
Patio: Covered outside
Living: 26'2"x21'
Dining: 13'8"x9'3"
Kitchen: 21'x14'
Master: 20'x14'
2nd BR: 13'3"x12'5"
3rd BR: 13'3"x10'
Office: 16'3"x11'
Utility: 11'x7'3"
Extra BR: 22'x20'7"

HVAC: High E
Heat: Electric
Fireplace: One - Gas
Oven: Electric
Range: Gas cooktop
D/W: Yes
Disposal: Yes
Microwave: Yes
Refrigerator: Yes
Counters: Granite
Flooring: Hickory/Tile/Carpet/Laminate
Ceiling Fans: Yes
Storage Room: Built-ins in garage
Utility RM: Yes
Boat Dock: Yes

MISCELLANEOUS:

Sprinkler System
Gas Tank
Sewer System
Landscaping

FINANCIAL INFORMATION:

Terms: Cash, Conventional
Financing: Cash or Conventional Loan
School Dist: Hardin ISD
Listing Agent: Jimmy Smith

Taxes: \$10,543
Exemptions: Homestead, Over 65
Maint. Fee: \$2,640.00
Year: 2016
Phone: (832) 392-4096
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3 Bedroom / 2 Full & 2 1/2 Bath

Beautiful home overlooking expansive Oak Lake. It features a master bedroom with en-suite bath, two extra bedrooms and another full bath, a study, an open-plan living area with fireplace, panoramic windows, vaulted ceilings with wood beams, and built-in cabinetry, dining area with panoramic windows, and kitchen with beautiful custom cabinetry, tile floors, and granite counter top, a laundry room, and a powder room. **BONUS:** a large room with half bath, plenty of storage, and its own entrance, is located above the garage. This room would be ideal as a crafts/sewing room, playroom, or man-cave. The attached two-car garage has motorized doors on both ends and built-in cabinets along one wall.

The front of the house has a circular, concrete driveway with wooden steps leading to the covered porch and a fully landscaped yard. The lakeside features multiple decks descending from another covered porch. Heavily-wooded areas flank the house on both ends.