



**GREAT HOME LOCATED IN BEAUTIFUL OLD SABINE TOWN
WBR #4019**

**Great retirement or starter home with plenty of room for a Garden
"MOTIVATED SELLER"
"Possible rent or lease purchase"**

- TWO ACRES
- TWO BEDROOMS
- TWO AND ONE HALF BATHS
- LAMINATE FLOORING
- FREE-STANDING WOOD BURNING STOVE
- OPEN KITCHEN AND DINING ROOM
- ALL APPLIANCES REMAIN
- WALK-IN PANTRY
- BREAKFAST BAR
- CENTRAL AIR & HEAT
- COVERED FRONT PORCH
- 720 FT. GARAGE W/HALF BATH (PREVIOUSLY USED AS LIVING QUARTERS WHILE BUILDING HOME) W/AC
- LARGE STORAGE ROOM - DEATCHED
- COMPOSITION ROOF
- SLAB FOUNDATION
- DOUBLE PANE WINDOWS
- APPROX. LIVING SPACE OF 1400
- TWO BLOCKS FROM PRIVATE BOAT RAMP
- HOMES ONLY SUBDIVISON

REDUCED FROM \$120,000.00 TO \$103,000

Directions: take Hwy 83 E. at Dairy Queen to Hwy. 3382, go left into Old Sabine Town thru gates, property on left.

CONTACT WBR AGENT
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