

Pioneer Real Estate



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61 Hickory Ridge

\$269,500.00



Traditional brick/wood trim, 2 levels, 2,616 sq. ft. LA per LCCAD composition roof

3 bedrooms, 2 baths built 1986, 1.5 waterfront bulk headed lots





Current view from top level covered deck



Covered tiled balconies extend across back, including private balcony off of master bdrm.





Lake Tonkawa

Features Include;

- Foyer: 4' X 5'6", tile flooring, raised ceiling with chandelier.
- Formal Living Room: 27' X 15' carpet, sloped raised ceiling, built-in book and display shelves, ceiling fan
- Formal Dining Room: 19'6" X 16' ceramic tile flooring, ceiling fan
- Kitchen: 13' 3" X 9', ceramic tile flooring and backsplash, granite countertops, built-in desk, ceiling fan
- Kitchen appliances: gas range and oven, microwave oven, trash compactor, disposal, dishwasher
- Master bedroom: 15' 9" X 15' carpet, French doors leading out to private covered balcony, ceiling fan
- Master bath: His and Her closets
- Garage: 19' X 15'6" with remote control, 3'6" X 11' storage opens to balcony side.

Lower level

- Den/Entertainment Room: 15' X 26'6" etched concrete flooring, wet bar, wood burning fireplace, ceiling fan
- Bedroom: 15' X 11' 3" ceiling fan, concrete etched flooring, covered balcony
- Bedroom: 12' X 12' ceiling fan, concrete etched flooring
- Utility Room: 15' X 5'3" washer and dryer connections, 50 gal. gas hot water heater.
- Workshop: 10' X 11'

Total Taxes 2010: \$1,842.40

Schools: Normangee ISD Kindergarten thru 12 = Bus service, 9 miles, TX A&M Univ, Blinn College 38 miles

Other features: Lake irrigation pump and sprinkler system, bulkhead and deck on lakeside, gazebo

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Picture Gallery



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