

Pioneer Real Estate

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Wayne & Karin Warren

New
Listing!

8520 FM 39 South
Flynn, TX 77855

\$565,000.00



The **Pioneer** team of experts:

Wayne Warren
Owner/Agent
936 855 2928

Karin Warren
Agent
936 855 2928

Bill Massey
Staff Broker
936 396 1138

The Home Features

3 Bedrooms	Gourmet Kitchen with island	Office/Study
2 Full Baths	Breakfast Area	Utility Room
Formal LR with Wood Burning F/P	Formal Dining Room	Flex Room
Covered Porch		Enclosed Back Patio



Rooms include **Entry Foyer** 18' x 9'7", **Formal Living Room** with **Fireplace** 39' x 19', **Kitchen** 13' x 18', **Breakfast area** 18' x 15', **Formal Dining Room** 19'6" x 19', **Enclosed Patio** 35' x 9'6", **Utility** 17' 9" x 7', **Master Bedroom** 17' x 17'3", **Office or Study** 13'3" x 15'6", **2nd Bedroom** 13'3" x 13'9", **3rd Bedroom** 13'6" x 13'3" **Flex Room** 9'6" x 9'6". **Master Bath** 17'3" x 11'7" features jet tub, separate shower stall, his & her sinks, corner closet with built-ins and mirrored sliding doors. Appliances in kitchen include Jennair gas stove, Maytag microwave, GE Convection oven, Kitchen Aid dishwasher and bread warmer. Island surface and countertops are Corian. The entire driveway in front (circular drive), south side and garage area is concrete slab. In addition to 2 private wells, the home has community water.

The 2008 taxes are as follows; Leon County \$39.74 + Normangee ISD \$3,466.96 = \$3,506.70 with ag use exemption on 35 acres and homestead exemption on .37 acre. Source: respective taxing authorities.



The Home was built in 1993 with 9 ft. ceilings throughout. The living room measures 39 ft. X 19 ft.



Barn and Working Pens



Bird Enclosure, Hobby House & Shed

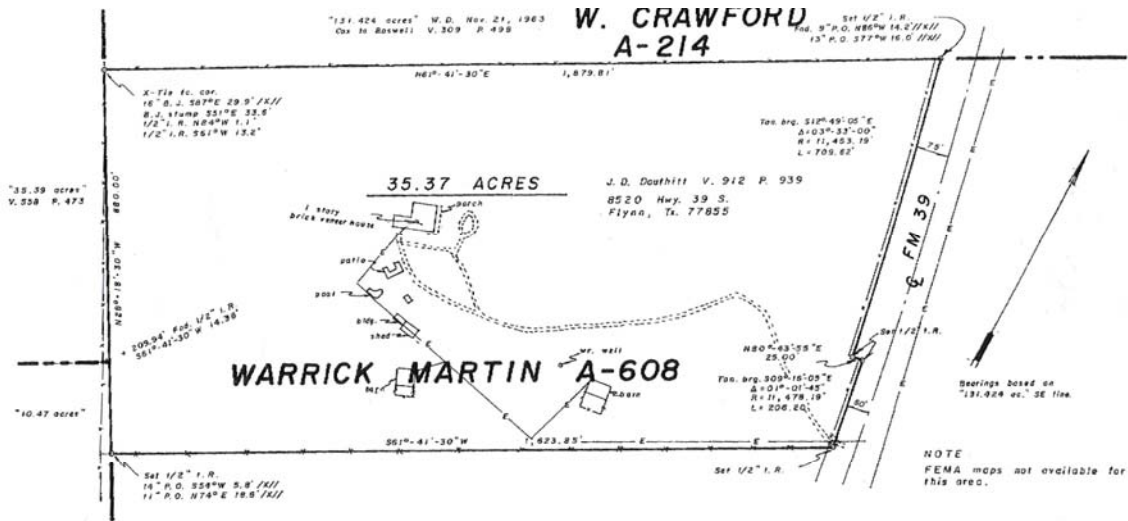


42' x 36' Horse Stables & Pens



29' x 14' Hobby House or Guest House

Current Survey



I, David W. Free, Registered Professional Land Surveyor No. 4010, do hereby affirm that the foregoing plat is a true and accurate representation of a survey made on the ground under my supervision.

David W. Free
David W. Free

R.P.L.S. No. 4010



SURVEY PLAT OF 35.37 ACRES IN THE
W. MARTIN SURVEY A-608
LEON COUNTY, TEXAS

SCALE : 1" = 200'

FREE & ASSOCIATES, P.C.

REV. AUG. 22, 2005
FEB. 27, 1991
REV. JUL. 22, 1993
CENTERVILLE, TEXAS

Additional Views



View from porch

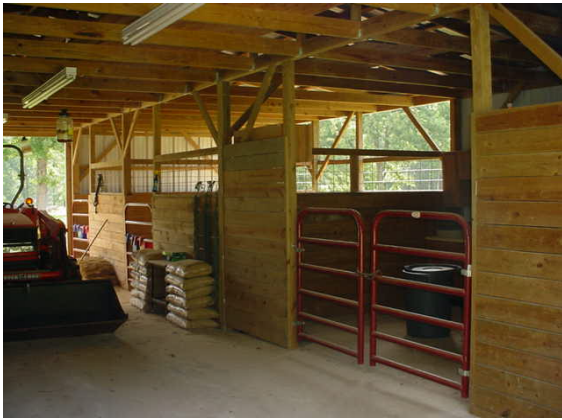
Pool and Deck Area



Set in a shaded area just off of the garage driveway, this feature is outstanding for entertainment. The pool uses saltwater as a purification method, thus minimizing upkeep.



Still More Views



Inside Stable

The Home Inside



39' x 19' Family Rm. and fireplace



Foyer



Kitchen and hallway view



Formal Dining Rm. or Den



Enclosed Patio



Office has built-ins covering 2 walls

The Home Inside Continued



Master bedroom



Office or Study view into master bdrm.



Master bath his and her sinks



Master bath jet tub and shower



2nd bedroom

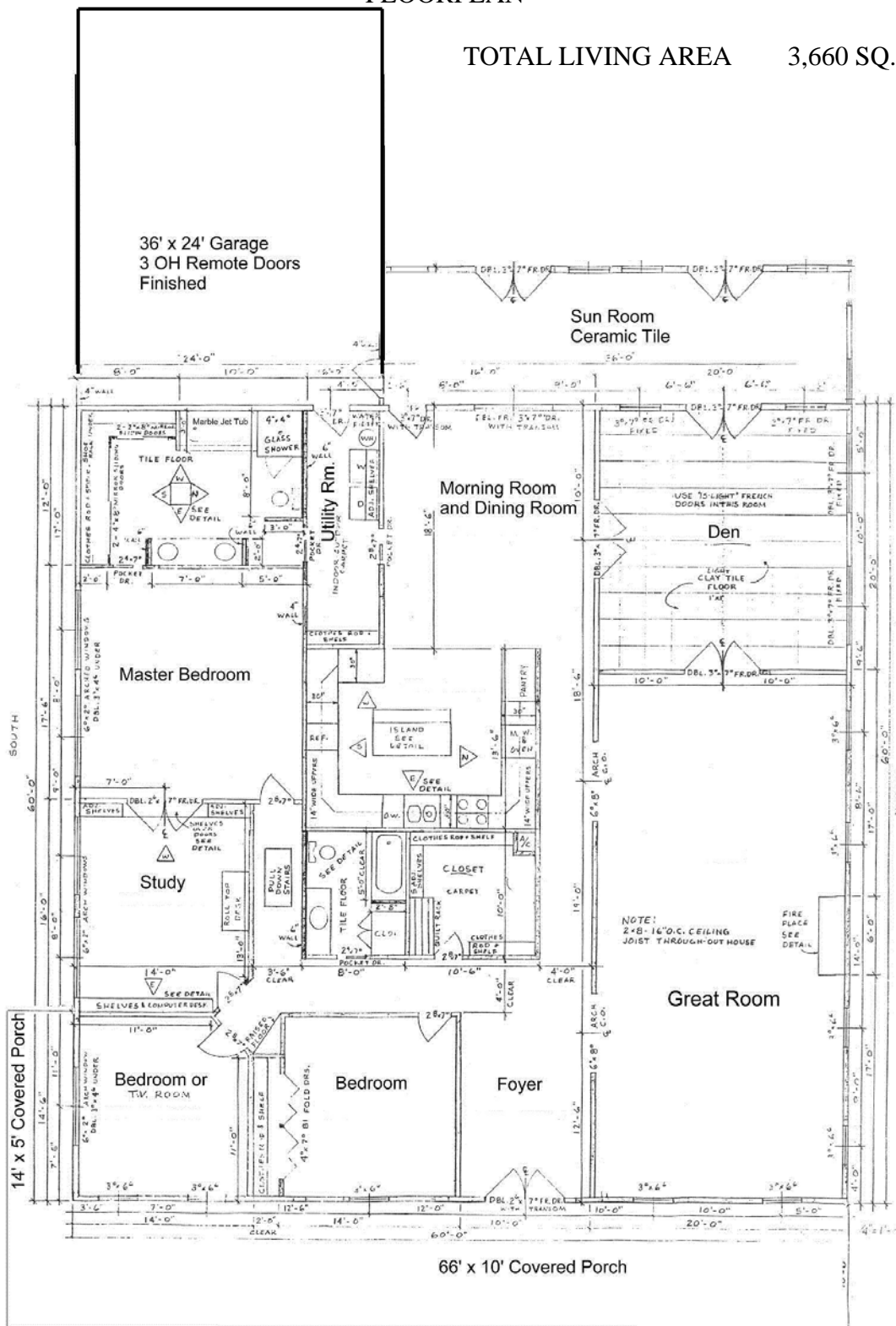


3rd bedroom

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FLOORPLAN

TOTAL LIVING AREA 3,660 SQ. FT.



NOTE:
2" x 8" 16" O.C. CEILING
JOIST THROUGH-OUT HOUSE

FIRE PLACE
SEE
DETAIL