

SUNSET HILL

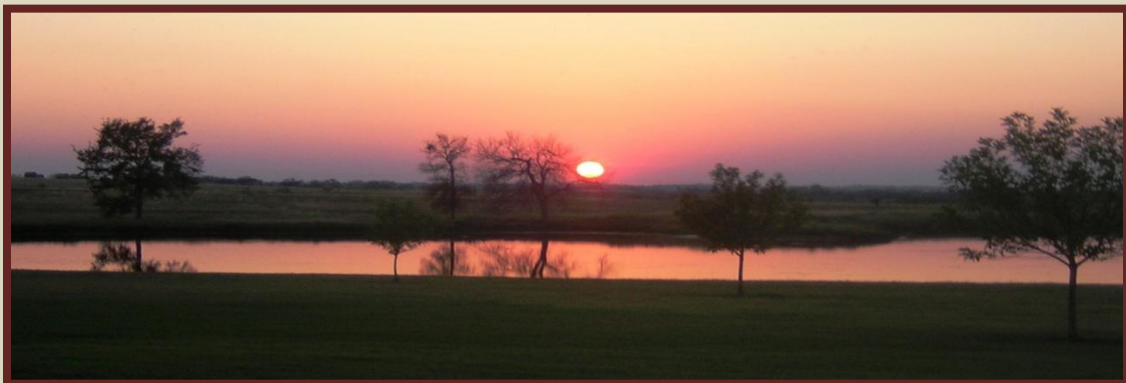
Spend an evening by the lake as the sun sets on this beautiful country property.



125 Acres, 5 Acre Stocked Lake, 2/2 Country Home



This charming country home is quietly situated along the bank of a stocked 5 acre lake. The property is rolling with county roads on three sides, located just a 1/2 mile off paved FM1444, approximately 4.4 miles East of Ben Arnold (North of Cameron) in Milam County.



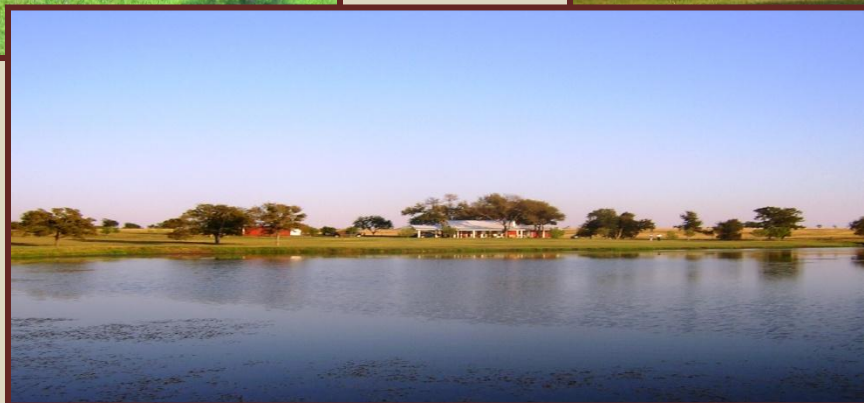


The home features 1,650sf open, spacious floor plan with bright archways and stained concrete flooring throughout the home. Two large bedrooms, two full bathrooms, a bright sunroom/office, a quaint country kitchen, large open family room with vaulted ceilings, a fireplace, large utility and pantry/storage area, and a large covered porch overlooking the lake, create this peaceful country setting.



There are two additional ponds, a large, older barn, pens, a workshop/stable, a finished, air-conditioned outbuilding for office space or a guest room and an attached 2-car carport.

The property is completely fenced and cross fenced, with a pipe entry and a tree-lined driveway. Over forty trees of various varieties have been planted around the house and lake.





DIRECTIONS: from Cameron, travel North on Hwy 77 into Ben Arnold. Turn right on FM1444 and travel East appx. 4.4 miles to CR249A. Follow CR249A to white pipe entry on the right. Shown By Appointment Only.

\$ 477,000.00



Cunningham Real Estate

1205 S. Market St - Hearne, TX 77859

www.CunninghamRealEstate.com

(979) 279-2757

ALL INFORMATION CONTAINED IN THESE OFFERINGS, WHILE BASED ON INFORMATION SUPPLIED BY THE OWNER OR FROM OTHER SOURCES DEEMED TO BE RELIABLE, IS NOT IN ANY WAY WARRANTED BY CUNNINGHAM REAL ESTATE. THESE OFFERINGS ARE SUBJECT TO PRIOR SALE, CHANGE IN PRICE OR TERMS AND WITHDRAWAL WITHOUT NOTICE.