

Amenities FOR 401 Lakeview Drive, Nacogdoches

2003 Yr Built, 3 Bedroom, 4.5 Bath , approx ½ Ac Lot

1 Bonus Room—Exercise Room or 4th Bedroom

3385 SF Heated/Cooled

1183 SF Three-Car-Attached-Garage

360 SF Insulated Glass Atrium

Atrium w/coy pond, palm tree, figurines and more

Exercise Room w/Exercise Equipment (Included)

Lot 8 of Spring Creek (Section II) 97.44 X 150 X 105 X 150

Ultimate 1-Year HomeWarranty by Old Republic (Limited)

Pre-Ordered Limited Warranty (Ultimate Package)

Office off front Foyer, ½ Bath off Front Foyer

Family Room w/Gas Log Fireplace and Wood Floors

Wood Floors throughout most of home

Formal Dining plus Huge Informal Area plus Breakfast Bar

Refrigerator Included in Sale

2 Wide Hallways, Large Utility Room

Winding Stairway to Exercise Room (features the ¾ Bath)

Extra Large Master Br and Master Bath

2 Whirlpool Tubs including the Master Bath

Open Shower w/Rainhead and Huge Whirlpool Spa

Cov'd Front Porch & Open Back Patio w/Equipment

Security Cameras w/Voice on Camera Systems

Security Alarm System owned by Seller, Monitoring Extra

Pumpgrinder Sewer System—Sewer Fee \$150 Qtrly

\$300 HOA Fee Annual, \$200 One-Time SD Pool Fee

Out of City, “No City Taxes”, subject to change of course

20 Kw Generator, Auto-On System, Natural Gas Operated

