



**SOLID ROCK
REAL ESTATE**

472 Oriole Ave., Camp Wood

ABOUT THE PROPERTY

- Valley Ranch Subdivision
- 3.46 Acres
- 2482 sq. ft.
- Built in 2007
- Minimal Restrictions



Presented at
~~\$469,000~~
\$429,000

PROPERTY FEATURES



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City Water



830.275.3727



CarrieChisum@outlook.com

472 Oriole Ave

Gutters

Built in shelving in living room

Wood burning Fireplace-floor to ceiling

Stained glass window in Sun Room/Study

Telephone and cable jacks in every room

Rollout cabinets in kitchen

Trash cabinet in island

Island wired with electrical

Spice rack next to stove

Double oven (1 convection oven)

Hidden sponge rack

RO filtration system under kitchen sink

New Dishwasher

Stovetop range

Built in desk in kitchen

Breakfast area in kitchen

Formal dining room with beadboard wainscoting

Brand new roof

1 year old A/C system

Sprinkler system (currently off)

Closet and sink in laundry room

Wired for porch fans

Porcelain tile in master bath (new)

Separate Tub and shower in master bath

Huge Walk in closet

One electric water heater

Big closet in bedrooms

9' ceilings

Adjustable shelves in china cabinet in kitchen and shelves in living room

Shower tub combo in 2nd bath

3 hall closets-tons of storage

Composite vinyl railing/spindles on covered porch

Landscaped

Redwood wood rack outside stays

Plenty of room for a barn/shop

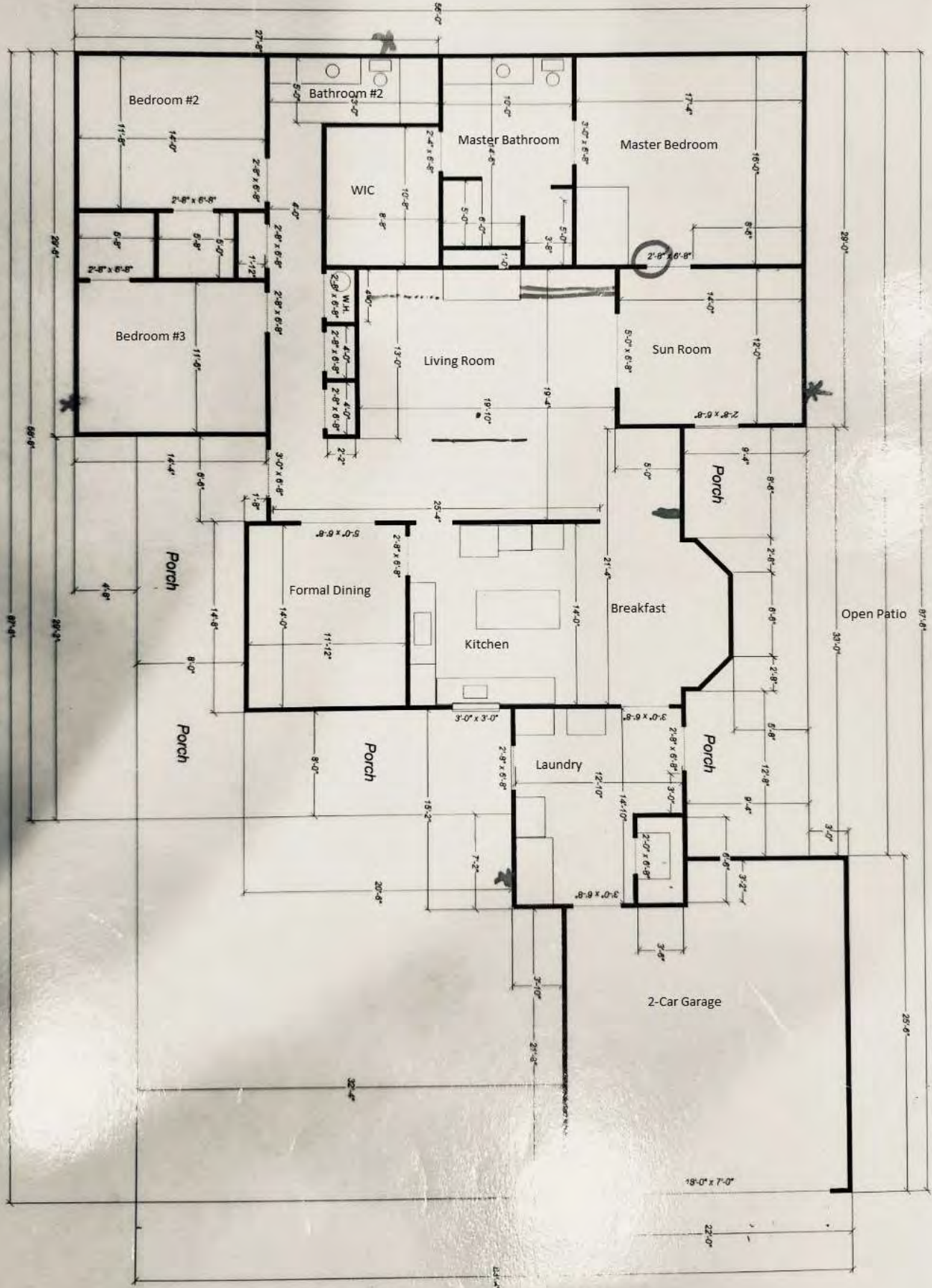
Fenced yard

Dessert willow in back

Porches recently repainted

Andrew Webb builder (Webb Construction)

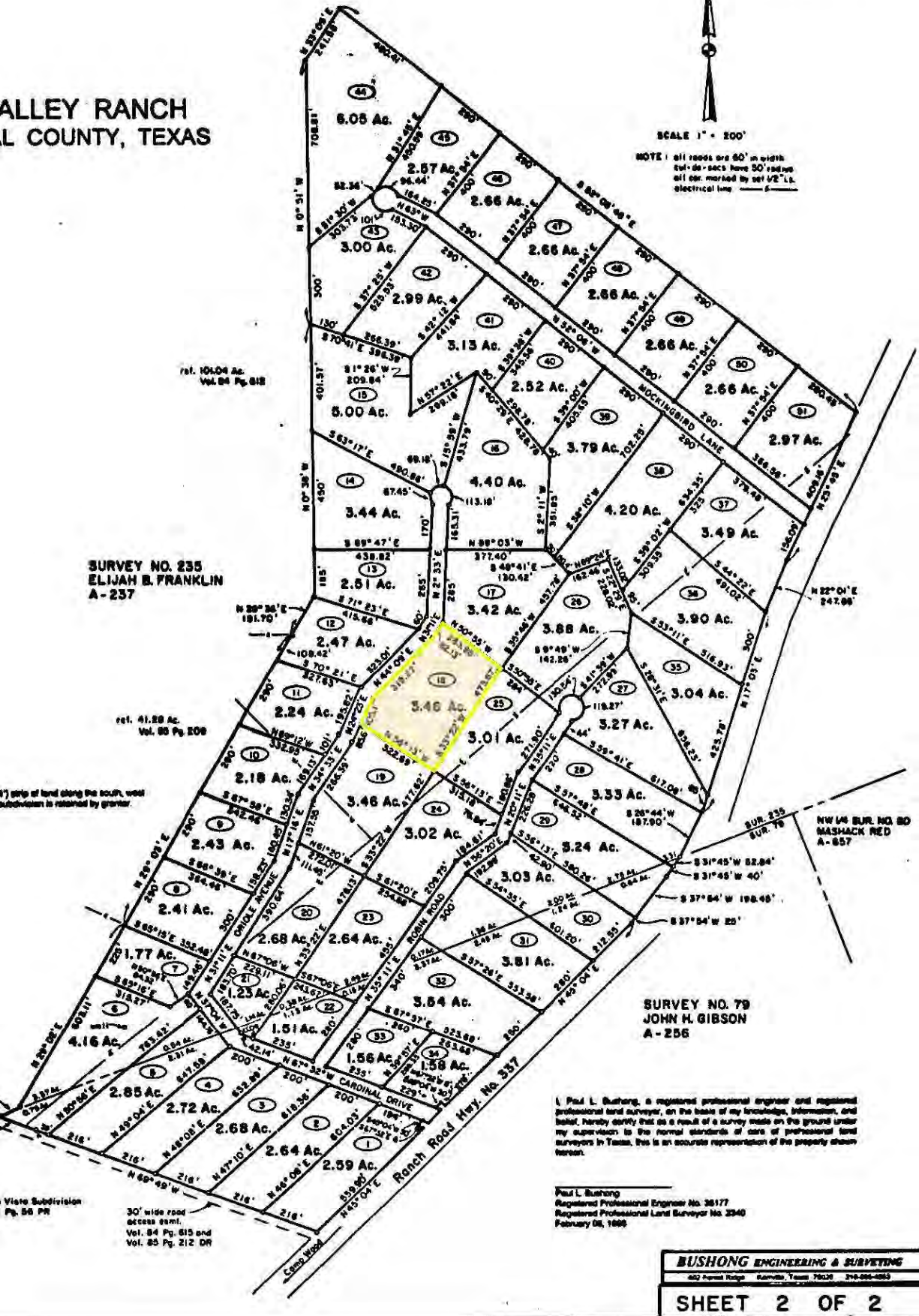
Split floorplan



VALLEY RANCH
L COUNTY, TEXAS

SCALE 1" = 200'

NOTE: all roads are 60' in width
2x4-4x4-6x6 have 30' radius
all cor. marked by set 1/2" L.L.
electrical line



**SURVEY NO. 235
ELIJAH B. FRANKLIN
A-237**

**SURVEY NO. 79
JOHN H. GIBSON
A-256**

I, Paul L. Bushong, a registered professional engineer and registered professional land surveyor, on the basis of my knowledge, information, and belief, hereby certify that as a result of a survey made on the ground under my supervision to the normal standards of care of professional land surveyors in Texas, this is an accurate representation of the property shown herein.

Paul L. Bushong
Registered Professional Engineer No. 36177
Registered Professional Land Surveyor No. 2340
February 08, 1995

BUSHONG ENGINEERING & SURVEYING
402 Forest Ridge, Carrollton, Texas 75006 214-436-0853

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