



MARY SEBASTIAN ABR

Specializing in Van Zandt & Surrounding Counties

214-923-5993 CELL **Network**
903-873-6218 E TEXAS AREA **REALTORS®**
903-873-6150 FAX
EMAIL: msebastians@msn.com "In the Country,
The Possibilities Are Endless"

www.marysebastian.com

Private Woodland Magic!



\$242,000

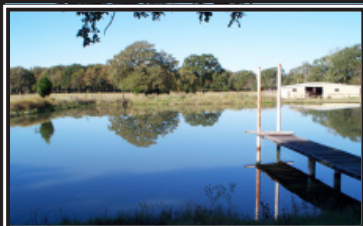
If you're in need of a LARGE home - 5/3/3, 2 fireplaces, 3 living areas, 2 dining - for a BARGAIN... not to mention the beautiful pasture, treed rolling 10 acres & 40x56 insulated metal building w/full kitchen & bath. 10% trim work needed & diving pool liner reattached, but oh what a bargain! The setting is grand & this home features hardwood floors, calming colors, ceramic tile, Corian countertop, lg. closets, storage, 2 water heaters, well insulated, end of the road, so wonderful privacy! Bring your horses, your dogs, your family & your friends, this one has the room! MLS#11327497

Horse & Nature Lover's Special!



\$183,000

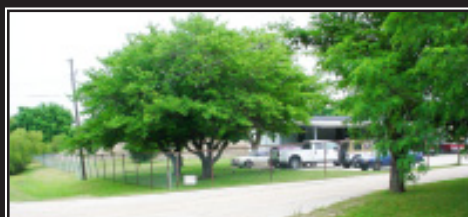
Recently updated with a keen eye for today's style! Large 4/2/2CP brick home, handsome WBFP, loads of living space, split BR's. 5 acres in a fantastic location w/quick access to all major interstates surrounding cities FM roads. Wonderful tile & fresh paint throughout, all new plumbing & fixtures, double showers, stylish light fixtures, great side & covered back porch to enjoy w/nice view overlooking the pond full of bass! Storage building & barn w/four 12x12 stalls & mare stall 20x12, tack room, electricity & water, too. All the work is done, fall in love and move right in. Call today! MLS#111297796



Zoned Heavy Industry



\$2,134,440



7 Acres. Zoning allows this site to have "heavy industry" use, although it can be rezoned for other commercial uses. It is the only location in the area with this zoning. It also has 692 ft. of railroad frontage and 638 ft. of Main St. frontage. What an outstanding location in Rowlett! Owner will prepare the land for the buyers needs, clear, level etc. MLS#10304089

YOU ARE IN THE MIDST OF A BUYERS' MARKET, THERE HASN'T BEEN A BETTER TIME TO BUY IN YEARS! SO WHY WAIT? IT IS A GREAT TIME TO BUY!

I Can Help With Information Regarding First Time Home Buyers Tax Advantage. Call 214-923-5993
You can see **virtual tours** of these & other listings at: www.marysebastian.com



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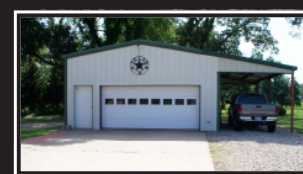
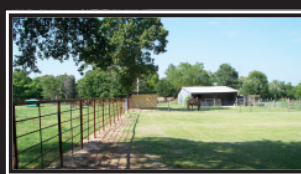
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"Texas Star" - 33.5 Acres



\$377,000

The home sits back off the road on a hilltop overlooking stunning rolling land and 3 ponds. Great drive-up appeal to the inviting front porch and entry. Free flowing design w/lg. rooms, split bedrooms, an impressive cook's kitchen w/breakfast bar and ample dining space w/beautiful ceramic tile and wood laminate flooring in the 2 living areas w/fireplace stove. Includes nice home office, crown moldings, wainscoating and designer colors. Property boasts good grass, treed areas, 25x30 barn w/tack room, stalls and equipment storage area, wired 220. Also a loaf shed for livestock and an insulated 25x35 shop w/work benches, attached carport, storage and guest quarters w/full bath and closet. Garden spot is in place and ready for all growing seasons. Relax on the back deck and rock patio and just take in the parklike setting. MLS#11221270



Attention Developers!



\$3,900,000

260 ACRES PERFECT FOR DEVELOPMENT!

1 mile of FM frontage and 1 mile of CR frontage. Golf course and homesite development across from this property. Potential for future development is outstanding with beautiful rolling terrain, creeks and large water ponds, some 3 acres in size. Development/Investors this is for you! In Lone Oak by Lake Tawakoni. MLS#10340320