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~ Est. 1975 ~
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TERRELL Griffith Ave.
4/4, 5,617 SF, 0.975 acre. Historic home w/orig. architectural details still in place! Interior features include a grand foyer w/stained glass windows, arched doorways, 3 FP's & beautiful orig. hardwood floors throughout. Also features 2 living & 2 dining areas, updated kitchen w/built-ins, sunroom & indoor pool for year around swimming. Woodwork & windows throughout house are a work of art. Located just 30 miles east of the DFW metroplex! **REDUCED! \$329,000.** MLS#11302535



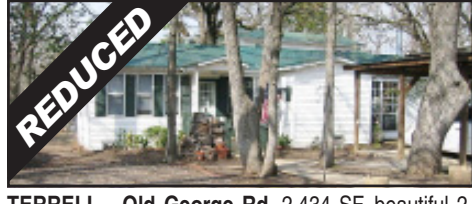
KAUFMAN - Taylor Ranch Loop. 1,690 SF, 3/2 brick home built in 1998 on 15 AG exempt acres! Interior features wood flooring, updated kitchen, new appliances, a sunken living room w/gas fireplace & built-in bookshelves. Property is fully fenced and offers 2 ponds, a 3 stall horse barn w/ water, electricity & tack room, a storage shed & a metal workshop w/electricity. **\$233,900.** MLS#11356391/9996927



WILLS POINT - VZ CR 3513. 1,460 SF, remodeled 3/2 on 52.88 AG exempt acres with EZ access to DFW & Tyler. Ideal for a weekend retreat or permanent residence. Also features 2 lg. stocked lakes, a pipe gated entry, private driveway, cross fencing, treed perimeter and abundant wildlife. **\$269,900.** MLS#11331368/9995463



KAUFMAN - Reese Rd. 2,210 SF, 3/3 on 21 acres! New roof in '09, new CH/A unit in '08, travertine tile on kitchen floor & bathroom walls, new Chinese onyx countertops in kitchen, new appliances, new ceramic tile & laminate wood floors, 2 living areas, built-in china cabinet, beautiful WBFP in LR, granite countertops in all 3 baths. Too many updates to list! **\$249,900.** MLS#11270186/9992194. Also available w/just 2 acres for \$184,950



TERRELL - Old George Rd. 2,434 SF, beautiful 2-story 3/3 lake house on a private fishing lake! Features a lg. LR w/vaulted ceilings & wood burning stove, spacious updated kitchen, breakfast area w/WBFP, study & a bright sunroom overlooking the lake. Other features include wood laminate floors, ceramic tile, paint, built-ins, new oversized closet in the master BR, RV parking, boat dock and storage bldg. **\$139,900.** MLS#11338089



TERRELL - 1st St. 2/1 w/1,358 SF Charming 1930's home on a lg. corner lot w/original details still in place! Interior features include a LR w/FP, lg. bedrooms w/high ceilings, original hardwood floors, antique light fixtures & formal DR. Exterior features include a detached 2 car garage w/automatic door, all on a fenced in 0.275 acre lot w/mature shade trees. **\$74,500.** MLS#11326779



TERRELL - Glenda St. 4/2.5/2 w/2,355 SF. Spacious home in quiet, settled neighborhood w/ landscaped front & backyard, covered patios, 4th BR has wet bar & can be used as gameroom. WBFP in charming LR. New tile in dining and kitchen area as well as new ceiling fans, light fixtures, paint throughout. Jack and Jill bath joins bedrooms, lg. master suite w/sunken tub, separate shower and personalized closets. **\$139,900.** MLS#11369773



TERRELL - Pecan St. 2,652 SF, 3/2 renovated 2 story home built in 1920! Original windows & hardwood floors. Features include recently installed ceramic tile in kitchen & sitting area off of kitchen & BA's. Recently replaced carpet in BR's & downstairs hallway. Exposed wood beams in study & formal DR. **\$129,900.** MLS#11375947



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SCURRY - Thomas In. 74.32 acre ranch with a 4/3.5 brick home! Interior features include a lg. LR w/ceramic tile & built-ins, 2nd living area, DR & CH/A Exterior features include a 10-15 acre lake, loafing shed, fenced & cross fenced for cattle, cattle pen & tons of road frontage. Great location for planned development or continued agricultural use. **\$449,000**



ARTHUR CITY - Oakley Ln. 265± acre cattle ranch 19 miles north of Paris, TX with a 1/2 mile of Red River frontage! Main home (4/4-1/2-5,500 SF) built in 1983 & features a tennis court, 2 WBFP, swimming pool, metal roof, stucco ext. & a 2CG. Authentic log cabin (3/2-1,800 SF) built in 1978 w/ local oak timber features 2 WBFP & a metal roof. Also features 3 add'l guest houses, 10,000 SF hay barn, 4,900 SF auction barn w/paved flooring, 1,000 SF implement shed, 700 SF workshop, iron pipe working pens & over 200 mature producing pecan trees. **\$995,000.** MLS#11135611



TERRELL - FM 1392. 1,796 SF, updated 3/2/2 on 20 acres w/easy access to Dallas via US 80. Updates include new flooring & paint throughout, tile in bathrooms, light fixtures & new roof. Spacious formal DR, dbl. oven in kitchen & WBFP in the LR. Property is fenced and is ideal for future ranchette. **\$229,900.** MLS#11335777



TERRELL - Fox St. Charming 2-story 4/3 1800's historic Victorian home w/2,836 SF! Built in 1896 this beautifully updated, immaculate home features a majestic stairway, original hardwood floors, original windows, inviting floor plan w/lg. LR, parlor, formal DR & eat-it in kitchen. Other features include high ceilings & most of the original woodwork that retain the elegance of older homes. **\$159,900.** MLS#11387697



KAUFMAN - Water Oak Dr. 3/2/2, 1,749 SF. Well maintained custom brick home on 1 acre! Features an open living room w/vaulted ceilings and WBFP, kitchen w/ breakfast area, beautiful hand-scraped wood floors, lg. master bath w/jetted tub and 2 walk-in closets. Exterior features include a lg. fenced-in backyard w/dog run. Easy access to I-20 or US-175. **\$152,500.** MLS#11371810



EDGEWOOD - VZ CR 3216. 1,276 SF, very well maintained 2/2 built in 2007 overlooking a beautiful pond on 1.203 acres. Interior features include a loft master BR, high vaulted ceilings in LR, ceramic tile throughout, knotty-pine ceilings, screened-in front porch. Also features city utilities & a detached barn. **\$95,000**



TERRELL - Rellia Dr. 2 story 4/2 with 1,785 SF. Interior features include 2 separate living areas, gas fireplace, eat-in kitchen and a private upstairs retreat. Exterior features mature trees, a landscaped fenced yard, wide concrete driveway, storage shed and covered patio. **\$105,000.** MLS#11347889



EDGEWOOD - 210 Main St. 1894 restored 4BR, 4BA, 2,628 SF Victorian home in historic Edgewood, TX. This property has been operating as a bed & breakfast since 2000 & was recorded as a Texas Historic Landmark in 1976. Just minutes from First Monday Trade Days in Canton w/easy access to US 80 & I-20. Only 60 miles from downtown Dallas. Don't miss this opportunity to own a piece of history. **\$150,000.** MLS#11025829/9991424



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— COMMERCIAL and MULTI-FAMILY LISTINGS —



WILLS POINT - 21749 Hwy. 80. 1,500 SF, 5 acres w/30'x50' metal building. Ideal for commercial or small farm operation. Metal building is insulated with slab foundation. Has a 10'x12' overhead door, 48 inch exhaust fan, 220 wiring & security system. Includes an 8x12 office w/2 phone lines and window AC. Building is roughed-in for a bathroom. Also has a 30x25 awning. Acreage is currently used for hay production. **\$125,000**



TERRELL - 315 W. Moore Ave. (Hwy. 80). 0.57 acres in a prime location with heavy traffic for great business potential. Property features 137 ft. of road frontage on Hwy. 80 and 180 ft. of frontage on N. Rockwall St. Great development opportunity! **\$199,900**



CANTON - 18402 FM 1255. 5,400 SF commercial facility on 1.62 acres within walking distance to First Monday Trade Days! Property has 2 lg. studios, 5 offices, break room w/kitchenette and 950 SF of flexible space. This unzoned property is an ideal investment and the possibilities are numerous. Conveniently located 1.5 miles south of I-20 w/easy access to several roadways. **\$245,000.** MLS#11187808/9991431



TERRELL - 600A N. Virginia. Great commercial opportunity on Hwy. 34! This multiple use home is currently being used as a retail shop. The main building features 1,320 SF, 1.5 bath & CH/A. Also features an extra detached 400 SF retail space w/half bath & 21'x40' storage room/workshop. Great location for an income producing property. **\$59,900.** MLS#111058319



TERRELL - N Virginia & E College. 0.43 acre. Great commercial opportunity or continued multi-family income producing property! Currently has 2 duplexes & 2 single-family homes in downtown Terrell on a corner lot. Zoned commercial, but is currently being used as a multi-family income producing property. Great location on Hwy. 34 & close to Hwy. 80 for high traffic counts & great visibility. **\$192,850.** MLS#11400540/11400547



TERRELL - CR 2326. 1,800 SF. Great investment opportunity or country home! This duplex features 2 units w/900 SF in each unit. Could easily be converted into a single family residence. Each unit features 2BR, 1BA w/utility connections. Lg. open living room & kitchen area & walk-in closet. Exterior features include metal siding for easy maintenance, covered front & back patio, well & great country views! **\$72,500.** MLS#11373569/11373620

Offered by
HOTTINGER
REAL ESTATE INC.
203 N. Rockwall St.
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Ranches . Farms . Acreage
Rural Residential . Waterfront

— FARM and RANCHES —



FORNEY - Union Hill Rd. 3,036 SF horse lover's dream! Beautiful 3/2.5/2 ranch style home on 10 acres! Spacious, open floor plan w/lg. LR w/ vaulted ceilings, beautiful WBFP & wet bar. Also features an open kitchen w/ breakfast area & built-in desk, sunken MBR, MBA w/ jetted tub & FP & zoned CH/A. Exterior features include a 60x80 workshop w/water & electricity that has 7 concrete stalls w/wash bay & stocks, circle drive, gated entry, fenced, 2 run-in sheds. Too many extras to list! 20 miles from Dallas off I-20! **\$349,900.** MLS#11282836



KAUFMAN - S FM 148. 41.6 acre ranch w/5/3, 3,600 SF home w/well-built horse improvements! This equestrian ranch features a lg. 2-story home w/ 360 porch, LR w/ brick WBFP, kitchen w/breakfast area, MBR downstairs, new paint inside & out, sep. bunkhouse. Great barn w/5 stalls, wash bay, half bath, elec. & tack room, 2 loafing sheds & storm shelter. All on a beautiful rolling landscape w/great country views. **\$415,000.** MLS#11389430/9999289



WILLS POINT - Hiram Rd. 2,229 SF custom 3/2/2 brick home w/pool on 24 AG exempt acres. Property is fully fenced & includes a lg. barn for horses & equipment w/water & elec., 2 ponds & scattered oak trees on sandy soil. Ideal location just off of I-20 near several upscale custom homes. **\$352,500.** MLS#11401158



CANTON - VZCR 2602. 2,016 SF 3/2 country home on 64.49 AG exempt acres on sandy soil! Property is fully fenced and cross fenced and ready for livestock. Interior features include a lg. LR, kitchen w/dry bar & dining area & full-size utility room. Located near several upscale ranch properties. **\$289,900**

— LAND and LOTS —

- MARSHALL ST - Kaufman** Vacant residential lot close to US 175. **\$9,000**
- 14247 DUCK LN** Wooded 2 acres w/water/elec. **\$16,500**
- FM 2728** 1.02 acre w/600 SF metal bldg. w/water & elec. w/water meter. **\$45,000**
- HIRAM RD** 38.5 acres, I-20 frontage, great homesite/development. **\$199,900**
- VZ CR 1516 - VAN** 14.5 acres w/ utilities available, fenced. **\$79,900**
- CLIFFVIEW DR - DALLAS** 4.321 acres. Frontage on Hwy. 175. **REDUCED TO \$269,900**
- BUENA VISTA RD - Royse City** 40 acres with 4 bedroom cabin. Great location! **\$425,000**
- CR 4110** 20.99 acres. Lots of privacy & seclusion. Great for weekend getaway w/opportunities for hunting, recreation, livestock or a future home site. **\$74,900**
- SUNSET DR - KAUFMAN** 2 to 34.08 acre tracts available from **\$25,000 - \$189,900**
- 2032 FM 1141 - ROCKWALL** 9 acre home site w/trees & pond. **REDUCED TO \$325,000**
- CR 118** 18.689 acres, 2 septic systems, water lines, elec. on site, 2 stock tanks. **\$69,900**
- CR 346** 3.175 acre country home site, well-maintained road, no mobile. **\$42,000**
- CR 1033 - GREENVILLE** 40.636 acres w/pond, metal building, frontage on 2 sides, fenced. **\$158,480**
- CR 2705 - MABANK** 35.44 AG exempt acres. All utilities present. Storage building. **REDUCED! \$139,900**
- KAUFMAN ST - Forney** 5.164 acres in path of development. **\$169,900**
- HWY 34 - OAK RIDGE** 18.35 acres. AG exempt, 3 miles from I-20. **\$165,150**
- SHADOW LAKES DR** 1.34 acre home site, many great amenities. **\$59,900**
- HWY 34** 184 acres, 3 ponds, mature trees, pasture, lots of road frontage. **CALL FOR \$**
- ROSEHILL ESTATES** Lots 3, 4, 5, 47 available. (Lot 46 SOLD). **\$27,500/ea.**
- CR 126** Off Hiram Rd. 10± restricted lot, close to I-20. Owner financing available. **\$69,000**
- CR 136** 77 acres, close to I-20. Fenced w/tons of road frontage. **\$685,000**
- SHADY OAKS SUBDIVISION** 3 lots avail., mobile OK. Owner financing available. **CALL FOR INFO.**
- CR 126** 10.206 acres, wooded, sandy soil, water meter. Ideal home site. **\$89,900**

— COMMERCIAL —

- COMMERCE ST (HWY 80)** 4.4 acre. Commercial development opportunity. **\$950,000**
- 315 W. MOORE AVE - TERRELL** Great vacant commercial corner lot in center of Terrell. Prime location w/ heavy traffic for great business potential. 137'x180'. **\$199,000** MLS#10953259
- PACIFIC AVE - TERRELL** Vacant retail corner lot, 0.154 acre, mature trees. **\$42,000**