



**Legacy Realty**  
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Wills Point, TX 75169

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**Selling East Texas Since 1985**



Broker Associate



**GORGEOUS & SPACIOUS CUSTOM BRICK HOME** in Woodland Hills! 3BR, 2BA, gourmet kitchen w/ Corian countertops, breakfast area, oversize pantry. Master suite has coffered ceiling, built-ins, skylights, marble tub, bidet and hidden gun/coin room. WBFP, office, 3rd BR has built-in sewing area. Cov'd patio. On 0.89 acre lot. WPISD. \$199,900



**FABULOUS COUNTRY RETREAT!** 2/2/2 brick on 10+ manicured acres! Open LR/DR/kitchen w/stained concrete floors - easy maintenance! Bead board walls & wood stove, CH/A, huge baths & closets. In-ground pool w/waterfall is your own personal oasis! 70x30 3-stall horse barn plus storage, concrete wash rack, pond, 2 creeks, fenced. 2712 VZCR 3415. WPISD. \$275,000



**WILLS POINT - COUNTRY ESTATE.** Perfect for entertaining or lg. family gatherings! 3/2.5/3 on 1+ acre, VZCR 3424. 2 living areas, 2 dining areas, solarium. In-ground pool, concrete drive, gated entry. Can be purchased on 1 acre or 14+ acres!



**HISTORICAL YESTERYEAR CHARM ABOUNDS.** 3BR, 1BA frame on over 1/2 acre lot graced by many varieties of flowers & gorgeous pecan trees! Wrap porch, oval glass antique front door, polished wood floors, 10' ceilings & CH/A are just a few of the amenities! Unique kitchen, shower in huge utility room, original clawfoot tub in bath, CP, chain link fenced yard. EISD. \$109,900



**EDGEWOOD - PICTURE PERFECT** 3/2/3CP brick on 1 acre. VZCR 3604. Open living/dining/kitchen floor plan, immaculate landscaping. Beautiful views of rolling pasture! Priced to sell at \$103,000



**A TREE-SHADED YARD** invites you to this lovely 3/2/2 brick w/updated flooring & interior paint. Open floor plan. New hardwoods in LR, hallway & BR's. Lg. utility has built-in shelves & desk unit. Workshop room. Updated bathrooms. 507 Wynne Rd. Walking distance to schools! **REDUCED!** \$99,900



**LOVELY LANDSCAPING** adorns this roomy 3/2/2 brick at 707 E. James in Wills Point. Huge kitchen, dining area has built-in wall unit of shelves. One stall carport. Metal roof. Covered deck overlooks the lush, green backyard filled w/flowers and crepe myrtles. \$79,900



**108 GUNTER - BONUS CORNER LOT!** 3/2/2CP frame has carport 2 cars deep! CH/A, open living area & kitchen w/wood flooring, deluxe stainless appliances including regular oven, convection oven & warming drawer, microwave, cooktop & refrigerator. Washer, dryer & freezer remain. Fenced yard, storage bldg. \$89,900



**SPACIOUS 2/2/2 BRICK** w/enormous double lot! Plenty of room for a garden, pool or tennis court! Corner WBFP is focal point of LR w/formal DR area & built in wall hutch. Sun porch. 326 N. Third, Wills Point. \$89,900



**630 ACRES - KAUFMAN AND VAN ZANDT COUNTIES!** VZCR 3812, VZCR 3846 & KCR 343A. Gorgeous, rolling acreage w/lg. scattered oak trees! Prime tract, great for cattle & hay production. Perfect spot for your country estate! Wooded area around lg. pond gives cover for the wildlife in the area, including deer & wild hogs. Multiple ponds. WPISD. \$2,900/ac.



**WATERFRONT 2/2 SW** At Sunny Shores, Lake Tawakoni. Lease lot, \$125/mo. \$29,900 **CANAAN LANDS** 3/2 DW on 5 acres. 2 living areas. \$59,900 **GREAT POTENTIAL FOR THIS INDUSTRIAL ZONED LOT** w/frontage on S. 4th, S. 5th and Orville Streets in Wills Point! Build apartments, duplexes or a business! \$57,500 **VZCR 3430** 28.9 acres, barn, cabin, water meter, cross fenced, pond, scattered trees. \$115,000



**14 ACRES - BEAUTIFUL WOODED TRACT** with large hardwoods and great building site. Pond. WPISD. VZCR 3211. \$5,500/ac.

**10 ACRES, VZCR 3710** Edgewood ISD. Gorgeous building site, scattered trees & all types of wildlife - deer, wild hogs, turkey! Hilltop location overlooks natural draw on back! No mobiles. \$7,000/ac. **WILLS POINT - VZCR 3515** 14.66 acres, great area, build your dream home here! \$6,500/ac. **WILLS POINT ISD - VZCR 3815** 144+ acres, pond, building site, pole barn, long road frontage. \$3,950/ac.



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**PEGGY ROGERS**

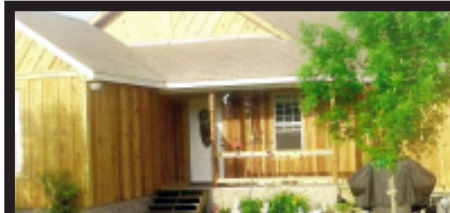
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**3/2/2 RANCH HOME - \$279,900**  
On 11.78 acres. Front and back porches, metal roof, FP. Open greatroom for kitchen, dining & living w/rustic stained floors & tin ceiling. 24x60 4-stall horse barn, fenced. EWISD.



**EDGEWOOD ISD - \$219,900**  
3 or 4 BR, 2BA, 2CG, brick, 2,700 SF on 1.88 acres, located on edge of Thompson Airfield. Spacious living area w/built-ins & WBFP. 4th bedroom is on front that could be used as formal living area or formal dining area.



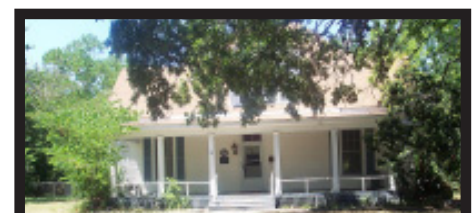
**52.9 ACRES - 3/2/0 HOME - \$279,900**  
Secluded cabin, pipe fenced around home, hay producing pasture, trees, 2 ponds. Ceramic tile, carpet, laminate wood floors, front and back patio, above ground pool. WPISD.



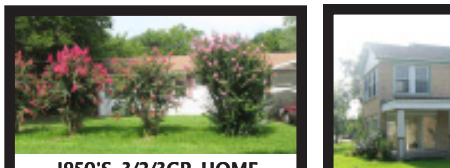
**10 ACRES - WPISD - \$139,900**  
3/2/2CP, pond, meadow & mature trees, chain link fence backyard, gameroom w/ceramic tile floor w/lots of windows. Concrete circle driveway, WBFP. 2,700-2,900 SF to be verified. MLS#11225552



**TERRELL - HWY 34 SOUTH - \$119,900**  
Oak Ridge Addition. 3 Bedroom, 2 bath, 2CG plus 2 CP. Brick on approx. 1 acre, TISD. Formal dining area open to living. WBFP.



**HISTORIC HOME - \$119,000**  
3/1/0 vinyl siding home. Front porch. WPISD.



**1950'S 3/2/3CP HOME \$54,500**  
Frame & vinyl siding, hardwood floors, carpet and vinyl floors, built-in hutch. Enclosed ICG for workout or gameroom, window units & panel ray heat, freshly painted inside, fenced backyard, storage bldg. WP. MLS#11252555



**724 CANTON AVE \$59,900**  
Craft style home, cozy 2/1, hardwood floors, CH/A, WBFP, glass enclosed patio across back of house with gas wall heater and ceiling fan makes this an extension of home. MLS#11148056



**5/4/0 TWO STORY BRICK \$199,000**  
Open kitchen and living area, B&B or retail are possibilities. Close to downtown.