

200 E Cyndilu, Decatur TX  
\$199,000



**Category:** Residential **Type:** Single Family **Orig LP:** \$199,000  
**Area:** 72/2 **Map:** PH/0003/A **Also For Lease:** No **Low:**  
**Subdv:** KINGS TERRACE **Plan Dvlpmnt:** **Lst \$ / SqFt:** \$ 100.91  
**County:** Wise **Legal:**  
**Parcel ID:** 999 **MUD Dst:** No **Unexempt Taxes:** \$  
**Lot:** **Blk:** Multi Prcl: No **Yr Blt:** 2008 / New Construction - **HdcpAm:** No  
**Bedrooms:** 3 **Tot Baths:** 2.0 **Liv Areas:** 2 **Dining Area:** 1 **Story:** 1 **Pool:** No  
**Fireplaces:** 1 **Full Baths:** 2 **Levels-1st:** 2 **2nd:** 3rd: **Bsmt:**  
**Sec Sys:** Yes **Half Baths:** 0 **Levels-1st:** 2 **2nd:** 3rd: **Bsmt:**  
**SqFt:** 1,972 / Building Plan **Complete** **# Carport Spaces:** **Cvrd Park:** 2  
**# Gar Spaces:** 2 **Gar Size:** 21X21 **0**  
**Acres:** **Lot Dimen:** **Will Subdiv:** No  
**Media:** 5 / 0 / 0 **PAR:Y** **HOA:** None **HOA Dues:** \$ /

**School Dist:** DECATUR ISD

**Bus:** **Type:** E **Name:** RANN  
**Bus:** **Type:** I **Name:** DECATUR  
**Bus:** **Type:** M **Name:** DECATUR  
**Bus:** **Type:** H **Name:** DECATUR

**Living 1:** 17X20 / 1 **F Dining:** 13X12 / 1 **Mstr BR:** 14X16 / 1  
**Living 2:** **Breakfast:** 11X10 / 1 **Bedroom 2:** 12X12 / 1  
**Living 3:** **Kitchen:** 12X11 / 1 **Bedroom 3:** 12X12 / 1  
**Study:** **Other Rm:** **Bedroom 4:**  
**Utility:** 8X9 / 1 **Other Rm:** **Bedroom 5:**

<b>Housing Type</b> Single Detached	<b>Composition</b> Type of Fence Iron	<b>Medicine Cabinet</b> Separate Vanities	<b>Washer Hookup</b> Alarm/Security Type Pre-Wired	<b>Special Notes</b> Deed Restrictions
<b>Style of House</b> Traditional	Wood	Split Bedrooms	Smoke Detector	<b>Assumption Info</b> Not Assumable
<b>Lot Size/Acreage</b> Less Than .5 Acre (not Zero)	<b>Parking/Garage</b> Attached	<b>Walk-in Closets</b>	<b>Flooring</b> Carpet	<b>Proposed Financing</b> Cash
<b>Lot Description</b> Corner	Covered	<b>Fireplace Type</b> Decorative	Ceramic Tile	Conventional
Landscaped	<b>Outside Entry</b> Side	Metal Box	<b>Heating/Cooling</b> Central Air-Elec	Other
Some Trees	<b>Street/Utilities</b> City Sewer	Wood Burning	Central Heat-Elec	<b>Possession</b> Closing/Funding
Subdivision	City Water	<b>Kitchen Equipment</b> Built-in Microwave	Heat Pump	Negotiable
<b>Exterior Features</b> Covered Porch(es)	Concrete	Convection Oven	<b>Energy Efficiency</b> 12 inch+ Attic Insulation	<b>Showing</b> Combo Lockbox
Gutters	Curbs	Dishwasher	13-15 SEER AC	Courtesy Call (Appt Svc)
Patio Covered	<b>Interior Features</b> Cable TV Available	Drop-In Range/Oven-Elec	Ceiling Fans	Sign on Lot
Sprinkler System	Decorative Lighting	Water Line to Refrigerator	Double Pane Windows	Special
<b>Soil</b> Unknown	High Speed Internet	<b>Kitchen Other</b> Breakfast Bar	Electric Water Heater	
<b>Construction</b> Brick	Available	Granite/Granite Type	Energy Star Appliances	
Fiber Cement	<b>Bed/Bath Features</b> Built-ins	Countertop	Foam Insulation	
<b>Foundation</b> Slab	Jetted Tub	<b>Utility Room</b> Dryer Hookup-Elec	Low E Windows	
<b>Roof</b>	Linen Closet	Fullsize W/D Area	Programmable	
		Second Pantry	Thermostat	
		Separate Utility Room	Radiant Barrier	
		Sink In Utility	<b>Green Features</b> Drought Tolerant Plants	

**Property Description:** A TIMELESS ELEGANCE! COME SEE THIS TIMELESS BEAUTY THAT HAS CHARM THROUGHOUT; LOTS OF WINDOWS AND NATURAL LIGHTING WITH AN OPEN FLOOR PLAN THAT FLOWS THROUGHOUT THE HOME; SPECIAL CUT TRIM AND CROWN MOLDING; SOLID WOOD DOORS; LOTS OF EXTRAS YOU DON'T ALWAYS FIND! IT IS ENERGY EFFICIENT! A SPENCE RESIDENTIAL PROPERTY...KINGS TERRACE-A GREAT PLACE TO CALL HOME; EASY ACCESS TO HWY 287 & 380, SHOPPING & SCHOOLS.

**Directions:** FROM COURTHOUSE SQUARE; GO NORTH ON STATE ST TO CYNDILU LANE; TURN LEFT; FIRST HOME ON RIGHT; SIY;



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