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**415 Indian Trail****Decatur****76234-8020**

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**\$ 530,000**

WOW!!! A NEW REDUCED PRICE! DON'T MISS A CHANCE TO OWN THIS IMMACULATE FAMILY HOME ON 13.5 ACRES AND LIVE IN A DESIRABLE NEIGHBORHOOD! BUILDERS PERSONAL HOME OFFERS A TRANQUIL SETTING AMONG OAKS AND INCLUDES A SEPARATE GUEST CABIN AND WORKSHOP WITH STORAGE. THE LUXURY OF THIS HOME AND THE AMENITIES OFFERED ARE A MUST SEE! THIS HOME COULD BE YOURS...A TIMELESS ELEGANCE HOME! SEE THE VIRTUAL TOUR ON WEBSITE! A GREAT BUY ON THIS HOME, COME SEE!

**Directions:** FROM DECATUR; GO SOUTH ON FM 51 TO PRESKITT ROAD; TURN WEST; GO 5 MILES TO INDIAN TRAILS; FOLLOW ROAD INTO SUBDIVISION; HOME WILL BE ON LEFT; SIY;

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<b>Property Type :</b>	Residential / Single Family	<b>Living Areas :</b>	1	
<b>Subdivision :</b>	Indian Trails Ph 01	<b>Living Area 1 :</b>	19 X 18	<b>Level :</b> 1
<b>Planned Development :</b>		<b>Living Area 2 :</b>	X	<b>Level :</b>
<b>County :</b>	Wise	<b>Living Area 3 :</b>	X	<b>Level :</b>
<b>Home Owner's Association :</b>	None	<b>Dining Areas :</b>	2	
<b>Map :</b>	PH/ 0010/ Q	<b>Formal Dining Rm :</b>	13 X 16	<b>Level :</b> 1
<b>Square Feet :</b>	4077 <b>ListPrice / Sq Ft :</b> \$ 130.00	<b>Study :</b>	15 X 13	<b>Level :</b> 1
<b>Acres :</b>	13.500	<b>Breakfast :</b>	9 X 13	<b>Level :</b> 1
<b>Lot Dimensions :</b>		<b>Kitchen :</b>	14 X 13	<b>Level :</b> 1
<b>Year Built :</b>	2001 / Preowned	<b>Bedrooms :</b>	4	
<b>School District :</b>	Decatur ISD	<b>Full Baths :</b>	3	
<b>E :</b>	RANN	<b>Half Baths :</b>	2	
<b>I :</b>	DECATUR	<b>Master Bedroom :</b>	18 X 23	<b>Level :</b> 1
<b>M :</b>	DECATUR	<b>Bedroom 2 :</b>	18 X 15	<b>Level :</b> 2
<b>H :</b>	DECATUR	<b>Bedroom 3 :</b>	16 X 14	<b>Level :</b> 2
<b>Garage Spaces :</b>	2 <b>Gar Size :</b> 27 X 21	<b>Bedroom 4 :</b>	15 X 18	<b>Level :</b> 2
<b>Carport Spaces :</b>	0 <b>Covered Park :</b> 2	<b>Bedroom 5 :</b>	X	<b>Level :</b>
<b>MLS# :</b>	11336019	<b>Stories :</b>	2	
<b>Status :</b>	<b>Active</b>	<b>Fireplaces :</b>	1	
<b>Listing Office :</b>	TRINITY REALTY	<b>Pool :</b>	No	
<b>Listing Agent :</b>	0538073			

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THIS INFORMATION BELIEVED ACCURATE BUT NOT WARRANTED

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