



907 S Canadian Street, Wheeler, TX 79096

MLS #24-3659

This spacious 3 bedroom, 2 bathroom, 2 car garage home is perfect for holiday dinners and gatherings and to entertain inside and out. Seller offers \$8,000 concession to update the flooring or to help with closing cost. This house features two living rooms, and two beautiful fire places and custom build-ins. It welcomes you with a half circle driveway and tall mature trees adding to its a clastic curb appeal. This unique property is convenient and functional with a large utility room, walk in-storm shelter, a screened in patio, 2 water heathers, double built-in ovens and a lot of storage space. This one of a kind is a MUST see!

Property Information

Property Type	Residential	To Be Auctioned	No
List Price	196,000	New Construction	No
Fixture Lease(s)?	No	Style	Trad.
Zone	7000 - All areas in the 7000's	Area	7250 - Wheeler
Status	Closed	Total Bedrooms	3
Total Bathrooms	2	Realtor.COM Type	Res - Sngl Fam
Square Foot Source	Appr Dist	Total SqFt. (+/-)	2,802
List Price Per Sq. Ft.	69.95	Sold Price Per Sq. Ft.	62.46
Garage Stall	2	Attached Garage	Yes
Detached Garage	No	Carport	No
RV Parking	No	Year Built	1963
Approximate Acres	0.34	Lot Size Square Feet	15,002

Taxes and Legal Information

County	Wheeler		
Legal	Legal Description STANLEY BLK 51 Additional Legal Information M/3 W/2		
Is Property in PID?	No	Inside City Limits	select one

Contract Information

Listing Office	RiverCrest Realty	Listing Member	Katty Woollard License #: 779174 kattyswoollard@outlook.com (972)989-8010
L/A Supervisor Name	Chip Hill	Supervisor's Phone #	
L/A Supervisor License Number	0509380		
Directions	Coming from Shamrock to Wheeler turn left on to E 10th st, on 800 ft turn right on Canadian St on 200 ft the destination in on your left		

Details

Hydrostatic Tests:	Hydrostatic Tests: Negotiable	Fireplace:	Number: 2; Wood Burning
Survey:	Survey Not Avlb	Fireplace Location:	Dining Room; Family Room
Lender Owned:	Lender Owned: No	Laundry Location:	Utility Room
Potential Short Sale:	Potential Short Sale: No	Roof:	Composition
Foreclosed:	Foreclosed: No	Water:	City
Tenant Info:	Tenant: No	Sewer:	City
Special Features:	Ceiling Fan; Dog Run; Garage Door Opener; Skylights	Heat:	Natural Gas; Central
Parking Features:	Additional Parking; Garage Faces Front	A/C:	Central Air; Electric
HOA Info:	HOA Mandatory Mbrshp: No	Water Heater:	# Heaters: 2; Natural Gas
Appliances:	Cooktop; Dishwasher; Disposal; Double Oven	Possible Financing:	Conventional; FHA; USDA; VA
Exterior:	Brick		
Stories/Levels:	Single		
Interior:	Dining Room - Formal; Living Areas: 2; Sun Room; Utility; Other: storm shelter		
Baths:	1/4 Baths: 0; 1/2 Baths: 0; 3/4 Baths: 0; Full Baths: 2; Hollywood/Jack&Jill		