

540 WELLS

<https://houston-re.com>

Rare, modern industrial masterpiece perched high on a secluded hilltop. The 3600 sq ft main structure is positioned in the center of 457 +/- acres, including acreage in a pine plantation; remaining acreage is in a mixed-hardwood forest. This coveted and spectacular property includes a strategically placed 10-acre lake stocked...

\$ 3,500,000.00

540 Wells

- 2 beds
- 2.1 baths
- Free Standing
- Country Homes/Acreage
- Active



BASIC FACTS

MLS #: 87667323

Post Updated: 2023-06-14 16:35:39

Status: Active

Bathrooms: 2.10

Baths Half: 1

Year built: 2019

Date added: 06/14/23

Type: Free Standing

Bedrooms: 2

Baths Full: 2

Area: 3600 sq ft

Year Built Src: Seller

ROOMS & UNITS DESCRIPTION

Room Count: 2

Master Bath Desc: Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Tub/Shower Combo,Secondary Bath(s): Double Sinks,Secondary Bath(s): Separate Shower,Secondary Bath(s): Shower Only,Vanity Area

PROPERTY DETAILS

Parcel Number: R006009031

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 972.22

Stories: 2

Occupancy: Owner

Style: Contemporary/Modern

Subdivision: N/a

Acres: 457

Floors: Concrete

PROPERTY FEATURES



Interior: Alarm System -
Owned,Balcony,Drapes/Curtains/Window
Cover,Dryer Included,Elevator,Fire/Smoke
Alarm,High Ceiling,Refrigerator
Included,Washer Included,Wired for Sound

Road Surface: Concrete,Curbs,Dirt,Gravel

Garage Carport: Additional Parking

Carport Description: Detached Carport

Cool System: Central Electric

Fireplaces Number: 1

Kitchen Desc: Pantry,Soft Closing
Cabinets,Soft Closing Drawers,Walk-in Pantry

Dishwasher: 1

Microwave: 1

LOCATION DETAILS

Area: 79

School District: 217 - Hemphill

School Elementary: HEMPHILL
ELEMENTARY SCHOOL (HEMPHILL)

School High: HEMPHILL HIGH SCHOOL

House: 1

Foundation: Slab

Garage Desc: Attached Garage,Detached
Garage

Heat System: Central Electric,Propane

Fireplace Description: Gas Connections

Energy: Ceiling Fans

Oven Type: Electric Oven,Single Oven

Water Sewer: Septic Tank

County Or Parish: Sabine

Directions: From Lufkin - Take 103 East for
50 miles; Turn Left on SH-21; Turn Left on
FM-3448; Turn Left on Wells Lane. Electronic
gate will be on the right side. From San
Augustine - Take SH- 21 to FM-3448, Turn
Left; Turn Left on Wells Lane. Electronic gate
will be on the right side.

School Middle: HEMPHILL MIDDLE SCHOOL

Topography: Level,Rolling,Sloped



MISCELLANEOUS

Special Conditions: No Special Conditions

Disclosures: Sellers Disclosure

Mineral Rights: 1

Legal: Acres: 38.810, A181 D RENFRO & IMPROVEMENTS

Connections: Washer Connections

Disposal: 1

Finance Available: Cash Sale,Conventional

Access: Automatic Gate

FEES & TAXES

Tax Amount: \$ 6,130.00

Tax Year: 2021

COURTESY OF

List Office Name: Kuper Sotheby's It'I Rlty

