

# \$675,000 - 8452 Cr 2301, Arp

MLS® #7182188

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## \$675,000

3 Bedroom, 2.00 Bathroom, 1,968 sqft  
Farms and Ranches on 20.00 Acres

Rural, Arp, TX

Buena Vista's primary home has covered porch & back deck, outdoor kitchen, hot tub, & amazing views! Complete open concept kitchen remodel w/ island, quartz, & 2-sided stone FP. True master suite with electric FP, his & hers bathrooms, WIC. One guest BR w/ sleeping alcove. Add unfinished space could be gameroom or 4th BR. 10 acre fenced pasture w/ loafing shed. 125x75 heated/cooled gym w/ bathrooms, offices, "apartments", kitchen & stone WBFP. Business opportunities--party/wedding venue, gymnastics, etc. 1 BR 1 BA log cabin. Separate laundry bldg for gym & cabin. 20 ac w/ pecan, magnolia, some fruit, grapevines, and more. Workshop, greenhouse, chicken coop, custom playhouse, 2 ponds, spring fed creek.

Built in 1995

## Essential Information

ListingFeed	abor_vow
MLS® #	7182188
List Price	\$675,000
Sale Price	\$675,000
Sale Date	November 18th, 2021
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,968



Acres	20.00
Year Built	1995
Type	Farms and Ranches
Sub-Type	Other
Status	Closed

### **Community Information**

Address	8452 Cr 2301
Subdivision	Rural
City	Arp
County	Smith
State	TX
Zip Code	75750

### **Amenities**

Utilities	Electricity Connected, See Remarks, Water Connected
Features	See Remarks
Parking	Driveway, Garage
# of Garages	2
View	Trees/Woods
Waterfront	Creek, Pond

### **Interior**

Interior	Tile, Vinyl, Wood
Appliances	Built-In Electric Oven, Double Oven, Dishwasher, Electric Cooktop
Heating	Central, Electric
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, See Through, See Remarks, Stone
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	See Remarks
Lot Description	Agricultural, Gentle Sloping, Irregular Lot, Many Trees, See Remarks, Level
Windows	Blinds
Roof	Metal

Construction	Frame, Log, See Remarks
Foundation	Slab

**School Information**

District	Chapel Hill Isd
Elementary	Other Kissam
Middle	Other
High	OtherChapel Hill