



**For Sale** on Market

**\$174,000**

Call 7133771022 Today!

## 180 FRIAR TUCK S, IVANHOE, TX 75979

3 BEDS, 1 FULL BATH(S)

Discover your newly remodeled retreat in the coveted “Land of Lakes” community in Ivanhoe, TX—just a short drive from the charming downtown of Woodville and an easy 1.5-hour trip from Houston. Situated on a spacious 0.358-acre lot, this bright and inviting 3-bedroom, 1-bath home is designed to embrace the natural beauty surrounding it. Large windows fill the interior with abundant sunlight, highlighting the modern updates and fresh finishes throughout. Beyond the home’s walls, you’ll appreciate the cleared property and the convenience of a pre-poured slab—perfect for adding a garage or carport. Ivanhoe’s amenities include access to four private lakes with world-class fishing, multiple parks and playgrounds, a community center, and the added peace of mind that comes with 24-hour police patrol. Experience the best of small-town living with quick access to big-city conveniences in this serene and secure community. Come home and enjoy the tranquility of lake life every day!

### GENERAL DESCRIPTION

- Subdivision:** Lake Charmaine
- Property Type:** Single-Family
- Bedrooms:** 3-3
- Baths:** 1 Full
- Stories:** 1
- Style:** Traditional
- Year Built:** 1978
- Building Sqft:** 830 / Appraisal District
- Lotsize:** 15,843 / Appraisal District
- Maintenance Fee:** \$6 / Annually
- Market Area:** Tyler County
- MLS# / Area:** 72061820 / 48



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

Listing Broker  
Martindale Real Estate Investments

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Visit <https://www.har.com/72061820> for more information