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# \$480,000

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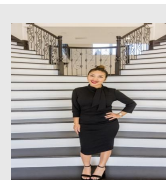
## 202 RANCH ROAD, MATHIS, TX 78368

**2 BEDS, 2 FULL BATH(S)**

Country Home on 10 Acres with Separate Apartment Main Home (2 Bed / 2 Bath) Beautifully renovated and move-in ready, this 2-bedroom, 2-bath home offers modern updates with peaceful country charm. Recent improvements include new flooring, cabinetry, countertops, appliances, bathrooms, sheetrock, electrical, plumbing, HVAC, septic system, and windows. Large windows provide expansive views of the surrounding countryside, bringing in natural light and scenic vistas. Enjoy quiet mornings and relaxing evenings under mature live oak trees surrounding the home, with picturesque views and frequent sightings of native wildlife such as deer and turkey. A covered patio connects the home to the garage, creating a comfortable outdoor living space perfect for entertaining or unwinding and bird watching. Apartment / Accessory Dwelling Unit (1 Bed / 1 Bath) Attached to the two-car garage, the finished studio apartment offers excellent flexibility for guests, rental income, or multigenerational living. This space includes: Approx. 16' x 13' living/sleeping area 7' x 6' bathroom 5' x 6' walk-in closet New dual-zone mini-split HVAC system Land & Property Features Set on approximately 10 acres, the property offers a blend of shaded homestead and open land: ~1 acre with mature live oaks surrounding the home Remaining acreage is mostly cleared pasture, ideal for livestock, crops, or recreational use Partially fenced, with new fencing along Ranch Road Dual access from Ranch Road and Cove Road Location Conveniently located near Swinney Switch, this property offers

### GENERAL DESCRIPTION

- Subdivision:** North Shore Ranch
- Property Type:** Single Family
- Bedrooms:** 2
- Baths:** 2 Full
- Stories:** 1
- Year Built:** 1900
- Building Sqft:** 1,240 /
- Lotsize:** 435,600
- MLS# / Area:** CCARTX-473488



**Presented By**  
**Alyssa Lienau**

Century 21 Lucky Money

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Visit <https://www.har.com/CCARTX-473488> for more information

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