



For Sale on Market

# \$299,900

Call 7133771022 Today!

## 7649 TIMBER CIR, TYLER, TX 75708

3 BEDS, 2 FULL BATH(S)

Sitting on a generous 1.6-acre lot surrounded by mature trees, this charming 3-bedroom, 2-bath home offers an ideal blend of privacy and convenience. Just minutes from Highway 271, you'll enjoy quick access to I-20 and everything Tyler has to offer - without paying city taxes! Step inside to a warm and inviting living room featuring vaulted ceilings and a stunning fireplace, perfect for calm evenings at home. The galley-style kitchen is equipped with ample cabinetry and updated fixtures, creating a functional and stylish space for everyday living. Each bedroom is comfortably sized with plenty of natural light, while both bathrooms are thoughtfully designed with comfort and practicality in mind. Outside, you'll find a large covered patio and plenty of space for outdoor activities, additional storage or hobbies! The surrounding mature trees enhance the property's privacy, offering a sense of seclusion that's rare to find so close to town. Don't miss your chance to own this beautiful home. Schedule your showing today!

### GENERAL DESCRIPTION

- Subdivision:** Country Manor Estates
- Property Type:** Single Family
- Bedrooms:** 3
- Baths:** 2 Full
- Stories:** 1
- Garage:** 2
- Style:** Traditional
- Year Built:** 1981
- Building Sqft:** 2,147 /
- Lotsize:** 71,874
- MLS# / Area:** GTARTX-26004546



Presented By  
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Walzel Properties - Spring

7133771022

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Visit <https://www.har.com/GTARTX-26004546> for more information