



**For Sale** on Market

# \$139,900

Call 7133771022 Today!

## 12379 CHAPMAN RD, TYLER, TX 75708

4 BEDS, 1 FULL & 1 HALF BATH(S)

Unlock the potential of this 4 bedroom, 1.5 bath home that's ready for a fresh chapter. With 1,275 square feet, 2020 roof replacement, and good bones, this property is packed with possibilities. Whether you're an investor looking for your next flip or rental, or a buyer excited to create a home with your own style, this one is worth a closer look. The oversized lot feels larger than expected, giving you outdoor space. Conveniently located in Winona ISD and just minutes from Interstate 20, UTHealth, and everything Tyler has to offer, this home is where value and opportunity meet. Bring your vision and make this home your own.

### GENERAL DESCRIPTION

- Subdivision:** Fannin Heights
- Property Type:** Residential - Single Family
- Bedrooms:** 4
- Baths:** 1 Full & 1 Half
- Stories:** 1
- Year Built:** 1975
- Building Sqft:** 1,275 /
- Lotsize:** 15,769
- MLS# / Area:** NTREIS-21075336



**Presented By**  
**Chad Sayles**

Walzel Properties - Spring      7133771022

**Listing Broker**  
**Leslie Cain Realty**

12379 Chapman Rd, Tyler, TX 75708

Visit <https://www.har.com/NTREIS-21075336> for more information