



For Sale on Market

\$70,000

Call 7138840322 Today!

55 BIRCH ST, TRINITY, TX 75862 4 BEDS, 3 FULL BATH(S)

Rehab, fix'r upper--repairs required. The sales price is net cash to the seller. Any closing fees etc need to be above the sales price. This can be a 3 or 4 bedroom house. The house was updated then sat empty. While it was unoccupied a tree damaged the roof. Water damaged the house thus it requires significant repairs. The roof has be replaced with q 50 year labor and materials warranty. There is a large bedroom ste on the ground floor that can be accessed by the side door. This is a possible income stream to the end buyer. Seller is open to seller financing with approval, increased cost, down payment and 12 percent interest and escrows. Would make a great summer vacation home or full time living. Westwood Shores offers; 24 Hr manned access gate, Country Club with newly renovated Swimming Pool, Fitness Center, 19th Hole Bar & Grill, Golf Shop, Pickle ball Courts, Interior fishing lakes, Access to boat ramp on Lake Livingston, mini golf, and Lots of activities in the neighborhood. (Some usage fees may apply)

GENERAL DESCRIPTION

Subdivision: Westwood Shores Sec 2
Property Type: Residential - Single Family
Bedrooms: 4
Baths: 3 Full
Year Built: 1985
Building Sqft: 2,086 /
Lotsize: 8,625
Maintenance Fee: \$2,500 / Annually
MLS# / Area: NTREIS-21107874



Presented By
Alyssa Lienau

Century 21 Lucky Money

7138840322

Listing Broker
Rush Homes, LLC.

55 Birch St, Trinity, TX 75862

Visit <https://www.har.com/NTREIS-21107874> for more information