



Under Contract - Pending Continue to Show on Market

\$349,800

Call 7133771022 Today!

**412 E BALL ST, TOM BEAN, TX
75491**

3 BEDS, 2 FULL BATH(S)

Discover small-town charm in this beautifully finished home set on just over an acre in the growing community of Tom Bean, with convenient access to nearby cities such as Sherman, Anna, and McKinney. Quality craftsmanship is evident throughout, beginning with an open floorplan that welcomes you into a kitchen featuring decorative lighting and a smooth, functional flow into the living and dining areas. The home offers three comfortable bedrooms, including a primary suite with a walk-in closet and separate shower and tub, along with a dedicated office that can easily double as a fourth bedroom. Outside, the expansive lot provides space to build a workshop, create outdoor amenities, or simply enjoy room for pets to roam. Schedule your private showing today to experience the comfort, quality, and potential this property offers.

GENERAL DESCRIPTION

- Subdivision:** G-8477
- Property Type:** Residential - Single Family
- Bedrooms:** 3
 - Baths:** 2 Full
 - Stories:** 1
 - Garage:** 2 / Attached
 - Style:** Modern Farmhouse
- Year Built:** 2025
- Building Sqft:** 1,560 /
- Lotsize:** 48,787 / PUBREC
- MLS# / Area:** NTREIS-21113785



Presented By
Chad Sayles

Walzel Properties - Spring

7133771022

Listing Broker
Local Realty Agency

412 E Ball St, Tom Bean, TX 75491

Visit <https://www.har.com/NTREIS-21113785> for more information