



For Sale on Market

**\$175,000**

Call 7133771022 Today!

## 101 S LOOP, BRADY, TX 76825 2 BEDS, 2 FULL BATH(S)

This very well made barndominium, built in 2003, is in the Simpson Lake addition at Brady Lake. This home has 1250 square feet\* under central heat and air and is equally split between upstairs and downstairs. The lower level is of open concept with living, kitchen, and a full bath. Upstairs are two bedrooms and another full bath with a jacuzzi tub. The house is equipped with both an inside and outside staircase. Fully insulated garages with the exceptional size of 300 square feet apiece could easily become expanded living area with little modification. Additional features include fully insulated windows and doors, propane equipped central heat and air, and privacy fenced backyard. Also, this home is FULLY FURNISHED and has an additional lot! Simpson Lake is an HOA with private boat slips, a boat ramp, a fishing dock, and a beach available only to the residents of the neighborhood. A very quiet and private place. Asking price is \$195,000.

### GENERAL DESCRIPTION

- Subdivision:** Simpson lake
- Property Type:** Residential - Single Family
- Bedrooms:** 2
  - Baths:** 2 Full
  - Stories:** 2
  - Garage:** 2 / Attached
- Year Built:** 2003
- Building Sqft:** 1,250 /
- Lotsize:** 15,943
- Maintenance Fee:** \$120 / Annually
- MLS# / Area:** NTREIS-21124934



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

Listing Broker  
Edge of the West

101 S Loop, Brady, TX 76825

Visit <https://www.har.com/NTREIS-21124934> for more information