



For Sale on Market

**\$240,000**

Call 7133771022 Today!

## 12776 VALVERDE LOOP, TERRELL, TX 75161

2 BEDS, 2 FULL BATH(S)

Reduced! 3.75 acres in Terrell at this price is hard to find! This home really is a quaint and cute country charmer. Come and see how peaceful this land is. Bring your horse and find the serene comfort of country living located in a small community that sits outside the city limits. This property has the perfect array of beautiful trees. Imagine coming home and just dropping a fishing line in your very own pond. Plenty of room to roam here with being just under 4 acres. You will be sure to enjoy your own open space while taking in all the natural beauty that this property has to offer. What a way to decompress for the day! This is in a neat area of Terrell nestled within a country setting. Most homes averaging a minimum of two acre lots or more in this small community. The home has cute curb appeal with a front deck to sit and enjoy your morning coffee. Come inside and you will find an open floor plan for the square footage, with the kitchen opening in to the living room. Two bedroom with 2 full baths. Once a new buyer puts flooring in and makes some repairs and updates, this will be the perfect home for one that desires simplicity. Great for a first time buyer, retired couple, or one that may be just looking to downsize. Also, would be perfect to build another home for extended family. If the simple life is what you are looking for this one may be it. Bring your vision and put a little TLC in this home to make it your own. THE PRICE INCREASE IS TO OFFSET THE COST OF A BRAND NEW ROOF AND CEILING REPAIRS THAT WAS JUST DONE. Not much in Terrell on this acreage at this price! Come and make this

### GENERAL DESCRIPTION

- Subdivision:** Valverde
- Property Type:** Residential - Single Family
- Bedrooms:** 2
- Baths:** 2 Full
- Stories:** 1
- Year Built:** 1991
- Building Sqft:** 891 /
- Lotsize:** 155,074
- MLS# / Area:** NTREIS-21132977



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

12776 Valverde Loop, Terrell, TX 75161 Listing Broker  
1st Choice Realty  
Visit <https://www.har.com/NTREIS-21132977> for more information