



For Sale on Market

# \$199,000

Call 7133771022 Today!

## 11308 COUNTY ROAD 313 E, TYLER, TX 75708

### 4 BEDS, 4 FULL BATH(S)

MOTIVATED SELLER, PRICED TO SELL!! Welcome to peaceful East Texas living on a full acre in beautiful Smith County! This custom 4-bedroom, 4-bath manufactured home offers the perfect blend of space, comfort, and functionality — ideal for families, entertaining, or anyone wanting room to breathe while still being convenient to town. Inside, you'll find a thoughtfully designed layout with generous living areas, abundant natural light, and a flowing floor plan that makes everyday living easy. The large kitchen serves as the heart of the home, featuring ample cabinetry, expansive counter space, and room for gathering — perfect for family meals or hosting guests. Each bedroom offers privacy and comfort, while four full bathrooms provide convenience for a busy household or multi-generational living. The primary suite is a relaxing retreat with a spacious bath and plenty of storage. Additional bedrooms are well-sized and versatile — ideal for guests, home office, or hobbies. Step outside and enjoy the wide-open acre, ready for gardening, pets, outdoor activities, or simply enjoying quiet country sunsets. There's plenty of space for a shop, pool, RV parking, or future improvements — no cramped subdivision living here!

### GENERAL DESCRIPTION

- Subdivision:** None
- Property Type:** Residential - Manufactured Home
- Bedrooms:** 4
- Baths:** 4 Full
- Stories:** 1
- Year Built:** 2008
- Building Sqft:** 2,356 /
- Lotsize:** 43,560
- MLS# / Area:** NTREIS-21185332



Presented By  
**Chad Sayles**

Walzel Properties - Spring

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Visit <https://www.har.com/NTREIS-21185332> for more information