



For Sale on Market
\$649,000
Call 7133771022 Today!

325 MOHAWK, ABILENE, TX 79601

3 BEDS, 3 FULL BATH(S)

Experience the perfect blend of comfort, style, and lakefront living in this beautifully updated 3-bedroom, 3-bath home offering 1,834 square feet of thoughtfully designed space on a quiet cove with excellent water access, this property offers the ideal lake escape with easy access to public boat ramps located on the next street over. Out for an early morning fishing trip or a sunset cruise, getting on the water couldn't be easier. A standout feature of this property is the 20' x 20' floating boat dock, built in 2019, complete with a boat slip, electricity, and a swim ladder. Lake Fort Phantom is well known for its crappie, bass, and catfish, making this an exceptional spot for anglers. The home has been thoughtfully updated and is truly move-in ready. Recent improvements include new windows, new Hardie Plank siding, and new flooring throughout. The reconfigured kitchen layout enhances both function and flow, featuring a large pantry and an open design that makes cooking and gathering effortless. A spacious laundry room adds additional storage and everyday convenience. On cooler evenings, the Lopi pellet stove is perfect for cozy nights after a full day on the water. Outdoor living is where this property truly shines. Multiple decks and balconies are designed to capture breathtaking lake views from nearly every angle. A spacious covered back deck of over 400 square feet provides the perfect setting. Along the shoreline, you'll find thoughtfully designed seating areas, including a firepit and a terraced covered patio right at the water's edge. A unique bonus space includes an additional

GENERAL DESCRIPTION

Subdivision: FT PHANTOM HILL
Property Type: Residential - Single Family
Bedrooms: 3
Baths: 3 Full
Stories: 2
Garage: 1 / Attached
Style: Traditional
Year Built: 1990
Building Sqft: 1,834 /
Lotsize: 29,142
MLS# / Area: NTREIS-21193880



Presented By
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Walzel Properties - Spring

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Visit <https://www.har.com/NTREIS-21193880> for more information

Listing Broker
Abilene Diamond Properties