



For Sale on Market

**\$525,000**

Call 903-850-3324 Today!

## 802 W COKE RD, WINNSBORO, TX 75494

3 BEDS, 2 FULL & 1 HALF BATH(S)

Sitting high on a hill in Winnsboro Tx, this 4,800 sqft home has had many upgrades and updates! This home is close to Winnsboro schools, downtown shopping, restaurants and hospital across the street. Home has 3 large bedrooms, 2 bathrooms and a half bathroom. Formal living and dining room combo being used as a double dining room, also a breakfast room next to kitchen. Huge family living room with wood burning fireplace and built-in bookshelves. Kitchen has center island and breakfast bar. Garage has been enclosed and finished out with 2 closets, perfect for a game room, man cave or an additional bedroom. Mud room next to kitchen with double sliding doors, open patio out front and a covered patio in back. This property has 1.69 acres, plenty of driveway parking, a gazebo with a swing and a kids playground set already in place. Home has fresh paint inside and out and new flooring within the past year. Located just 5 minutes to Lake Winnsboro Public Boat Ramp and 10 minutes to Legendatry Lake Fork Public Boat Ramp. Bring your best offer! Homes like this are becoming super rare! Schedule your showing today! Buyer to verify any and all information.

### GENERAL DESCRIPTION

- Subdivision:** Brown T T  
**Property Type:** Residential - Single Family  
**Bedrooms:** 3  
**Baths:** 2 Full & 1 Half  
**Stories:** 2  
**Style:** Traditional,Other  
**Year Built:** 1980  
**Building Sqft:** 4,799 /  
**Lotsize:** 73,616 / PUBREC  
**MLS# / Area:** NTREIS-21214453



Get in touch  
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Visit <https://www.har.com/NTREIS-21214453> for more information