



**For Sale** on Market

# \$509,000

Call 7133771022 Today!

## 268 COE RD, DENISON, TX 75021

### 3 BEDS, 2 FULL BATH(S)

Experience the perfect blend of modern farmhouse style and rustic charm at this stunning property on 1.95 wooded acres in East Denison. Nestled on a serene corner lot, this home offers an inviting open floorplan with two spacious living areas—one featuring a cozy brick fireplace and the other a wood-burning stove with abundant natural light. The kitchen boasts stainless steel appliances, a gas range, a new dishwasher, butcher block countertops, a tile backsplash, and a walk-in pantry. Rustic details, including wood accent walls, add warmth and character to the home. The heated and cooled 44 x 28 shop with 3 bay doors is a standout feature, complete with a sink, cabinetry, countertop space, and a large TV with a sitting area—perfect for entertaining! Outdoor living is a dream with a large wrap-around back porch, a fire pit area, and peaceful wooded surroundings. This property offers the tranquility of a country setting while being conveniently located near Denison amenities. Don't miss this exceptional opportunity to own a property that combines style, comfort, and natural beauty. Looking to get into a home with no money down—This one is outside the city limits and should qualify for a USDA loan!!!

### GENERAL DESCRIPTION

- Subdivision:** G-1012 Reed Elizabeth A-G1012, Acres 1.955
- Property Type:** Residential - Single Family
- Bedrooms:** 3
- Baths:** 2 Full
- Stories:** 1
- Garage:** 3
- Style:** Ranch
- Year Built:** 2002
- Building Sqft:** 2,130 /
- Lotsize:** 85,160
- MLS# / Area:** NTREIS-21219296



**Presented By**  
**Chad Sayles**

Walzel Properties - Spring      7133771022

**Listing Broker**  
**HBL, Realtors**