



**For Sale** on Market

# \$275,000

Call 7133771022 Today!


## 597 E MAIN ST, VAN, TX 75790

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

Located at 597 E Main Street, this well-positioned property offers a compelling blend of space, convenience, and connectivity, making it a strong option for buyers seeking value and functionality. Built in 1959 and offering approximately 1,984 square feet, this 3-bedroom, 2-bathroom home provides a versatile layout with generous living areas designed to support a variety of needs, including a bonus bedroom or dedicated office space ideal for remote work or creative pursuits. The expansive kitchen serves as the central hub of the home, featuring a large island, abundant cabinetry, and extensive storage options that enhance both daily living and entertaining potential. Multiple living spaces allow for flexibility in how the home is utilized, whether for relaxation, productivity, or hosting. Natural light enhances the interior, creating a comfortable and inviting atmosphere throughout the main living areas. The property sits on a large lot and includes a private, fenced backyard, creating a secure and usable outdoor environment with room for activities, gardening, or future enhancements. A nearby park and walking track further expand recreational opportunities just moments from the front door, supporting an active and convenient lifestyle. Connectivity is a standout feature, with access to high-speed fiber internet supporting modern digital demands, along with convenient proximity to I-20 for efficient commuting and travel. The home is uniquely positioned next to both an elementary and middle school, adding to the location's overall

### GENERAL DESCRIPTION

- Subdivision:** Walling
- Property Type:** Residential - Single Family
- Bedrooms:** 3
- Baths:** 2 Full
- Stories:** 1
- Year Built:** 1959
- Building Sqft:** 1,984 /
- Lotsize:** 18,469
- MLS# / Area:** NTREIS-21220861



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

Walzel Properties - Spring      7133771022

**Listing Broker**  
**Redfin Corporation**

597 E Main St, Van, TX 75790

Visit <https://www.har.com/NTREIS-21220861> for more information