



For Sale on Market

\$1,100,000

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698 BLUE CAT BLVD, HASKELL, TX 79521

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

Built in 2024, the all-steel constructed cabin sits above both the flood plain and the emergency flood plain. The whole structure is treated with spray foam insulation. The cabin has three bedrooms and one full bath and comes furnished with beds, sofa, chairs, all appliances and other home furniture. The kitchen has gorgeous granite and marble countertops and stainless-steel appliances. Luxury vinyl flooring adorns the entire cabin. An outdoor private shower and an enclosed half bath on the front porch are available to clean up after playing all day. Designed for family entertainment and fun, plenty of lake shoreline is available for water play and a floating boat dock and indoor Crappie house sits just past the shallow canal of Bullrushes. A private boat launch is located north of the cabin for launching small boats. Well water is available at the cabin, cook shack and all structures. Sitting on a full five acres, this property offers enough space for atv or utv riding. There is also plenty of room for animals if desired. Other improvements and amenities include rare, deeded property, central heat and air, propane cookstove, Paint Creek Water Supply water meter, water well with pressure tank, two electric transformers, RV hookups with water, electricity and septic. Two separate septic systems, a container workshop with carports off each side next to the cabin. A barn with an electric garage door opener, as well as a 24 X 72 tall carport is located on the all-weather road leading to the cabin. A covered cook shack next to the cabin offers bar seating, a game table and enclosed space for

GENERAL DESCRIPTION

- Subdivision:** Frazier Park Lake Stamford
- Property Type:** Residential - Single Family
- Bedrooms:** 3
- Baths:** 1 Full & 1 Half
- Stories:** 1
- Year Built:** 2024
- Building Sqft:** 1,100 /
- Lotsize:** 221,720
- MLS# / Area:** NTREIS-21246993



Presented By
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Walzel Properties - Spring

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698 Blue Cat Blvd, Haskell, TX 79521 Listing Broker

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