

For Sale on Market

**\$308,000**

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## RESIDENTIAL SINGLE FAMILY, 3 BEDS, 2 FULL & 1 HALF BATH(S)

Step into comfort and convenience with this beautifully maintained traditional brick home. This residence combines classic charm with thoughtful upgrades and spacious living—ideal for families, professionals, or anyone seeking a versatile and welcoming space. Features:

- **Open & Airy Living Room:** Enjoy the expansive layout with high ceilings that create a light-filled, inviting atmosphere—perfect for entertaining or relaxing.
- **Stylish Kitchen:** Well-appointed with modern finishes, ample cabinetry, and a smart layout that makes cooking and hosting a breeze.
- **Luxurious Master Suite:** Your personal retreat features generous space, dual walk-in closets, and abundant storage for ultimate comfort.
- **Flexible Bonus Room:** Ideal as a third bedroom, home office, gym, or creative studio—tailor it to your lifestyle.
- **Second Bedroom Suite:** Includes its own full bathroom and walk-in closet, offering privacy and convenience for guests or family.
- **Additional Half Bath:** Perfectly placed for guests and everyday use.
- **Upgrades That Matter:** Full gutter system, in-ground sprinkler system, and lots of built-in storage throughout the home.
- **Classic Brick Exterior:** Durable, low-maintenance, and full of curb appeal.

This home is the perfect blend of traditional elegance and modern functionality.

### GENERAL DESCRIPTION

**Subdivision:** Burns Partition Burns 2nd  
**Property Type:** Residential Single Family  
**Bedrooms:** 3  
**Baths:** 2 Full & 1 Half  
**Stories:** 1  
**Year Built:** 1993  
**Building Sqft:** 1,849 / Public Records  
**Lotsize:** 8,538  
**MLS# / Area:** ABORTX-7738667



Presented By  
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Listing Broker

**M. Watkins RealEstateGroup, LLC**

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