



Under Contract - Pending on Market

**\$325,000**

Call 7133771022 Today!

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

Bear Drive boasts with this spacious 3BR/2.5B home situated on an oversized lot, offering plenty of room to spread out both inside and outside. Featuring new flooring, extra-large rooms, and blown-in insulation for added comfort and efficiency. A newer roof and upgraded HVAC system provide peace of mind for years to come. Step outside and enjoy your private backyard retreat with a fenced gunite saltwater pool, perfect for relaxing or entertaining. The property also offers ample storage for up to four cars and/or a boat, making it ideal for those needing more space for vehicles, hobbies, or outdoor gear. Conveniently located within walking distance to Timpson ISD schools, this home is part of a district that offers an incredible opportunity for students

### GENERAL DESCRIPTION

**Subdivision:** Other

**Property Type:** Single Family

**Bedrooms:** 3

**Baths:** 2 Full & 1 Half

**Style:** Traditional

**Building Sqft:** 2,596 /

**Lotsize:** 52,708

**MLS# / Area:** NMLSTX-70012388



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

Walzel Properties - Spring

7133771022

**Listing Broker**  
**EXP Realty, LLC**

771 Bear Drive, TIMPSON, TX 75975

Visit <https://www.har.com/NMLSTX-70012388> for more information