



For Sale on Market

**\$130,000**

Call 7133771022 Today!

## RESIDENTIAL - SINGLE FAMILY, 2 BEDS, 1 FULL BATH(S)

Discover the charm of small-town Texas living in Abbott, a cozy well-established single-family home nestled on a spacious 0.34-acre lot. This 1,160 sq ft residence offers 2 bathrooms and timeless character, perfect for those seeking a comfortable, manageable footprint with room to add personal touches or updates. The generous lot provides plenty of outdoor space for gardening, entertaining, or simply enjoying the peaceful surroundings. Located in the heart of Abbott, this property embodies the appeal of rural Texas: tight-knit neighbors, a relaxed pace, strong sense of community, and easy access to nearby amenities along I-35. Whether you're drawn to the area's affordability, or the welcoming small town vibe complete with nearby schools and the convenience of larger cities just a short drive away.

### GENERAL DESCRIPTION

**Subdivision:** College Heights

**Property Type:** Residential - Single Family

**Bedrooms:** 2

**Baths:** 1 Full

**Stories:** 1

**Garage:** 1 / Attached

**Year Built:** 1945

**Building Sqft:** 1,160 /

**Lotsize:** 14,941

**MLS# / Area:** NTREIS-21166254



**Presented By**  
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Visit <https://www.har.com/NTREIS-21166254> for more information