



**For Sale** on Market

**\$199,999**

Call 7133771022 Today!

## RESIDENTIAL - SINGLE FAMILY, 3 BEDS, 2 FULL BATH(S)

Nestled in the highly sought-after China Spring area; just minutes from Waco's thriving Magnolia District; this property offers an incredible opportunity to own in a premier location at an exceptional price. Situated on nearly half an acre, the home features a spacious, tree-shaded yard with plenty of room to expand, entertain, or create your ideal outdoor retreat. Inside, you'll find a move-in ready layout with generous living spaces and a functional floor plan that works well for everyday living. Whether you're a first-time buyer looking to build equity with a few personal updates or an investor seeking a strong value-add opportunity, this home checks all the boxes. A covered carport provides convenient parking with flexibility for future expansion. Priced below market value for a quick sale, this is a rare chance to secure a home with both immediate livability and long-term potential in one of Waco's most desirable areas.

### GENERAL DESCRIPTION

**Subdivision:** Lane James

**Property Type:** Residential - Single Family

**Bedrooms:** 3

**Baths:** 2 Full

**Stories:** 1

**Year Built:** 1950

**Building Sqft:** 1,700 /

**Lotsize:** 19,907

**MLS# / Area:** NTREIS-21247989



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

Walzel Properties - Spring

7133771022

**Listing Broker**  
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Visit <https://www.har.com/NTREIS-21247989> for more information