



For sale. \$ 44,990.00
258 WINTER RANCH



600 State Hwy 495, Alamo, 78516, TX

Modernized home in a great park with golf course and numerous amenities
 Schult 14 x 52' (728 sq ft) 2-bedroom 1 bathroom manufactured home, with 18x10' Tx Room=908 sq ft of living space. Extensive renovations include all new flooring, painting, & doors. A few steps up the front deck is the ceramic tiled Tx Room, with a view & exit door to the orange tree in the back yard. Another door provides access to the home with a front kitchen & extensive counters & cabinetry, plus a pantry are on 3 sides of this dine-in kitchen. The table provides a panoramic view adjacent to the sun-tinted bay windows. Appliances include a gas range, newer dishwasher & fridge. The Livingroom is separated by a bar seating area. A TV, sofa & chair provides a conversation area. Along the hallway is the office/bedroom, separated from the Master bedroom by the bathroom. A spacious bathroom with a tub/shower & extra cabinetry. The master bedroom is at the back of the home, with the W/D near the back door, outside the bathroom, with a coat rack. Out the back door is a metal 8x7' shed with electricity. There is lawn & an established tasty orange tree for fresh fruit, some flowers & shrubs surrounding this home. A metal roof, & replaced A/C unit, plus water heater with natural gas provide energy efficiency. The carport is lengthy, with a privacy screened patio (ceiling fan) perfect for catching the SE coastal breezes & entertaining. Located within Winter Ranch Resort with numerous amenities, indoor pick..

BASE INFORMATION:

Bed	: 2
Bath	: 1

CONVENIENCE:

General Amenities: Electric Hot Water, Texas Room, Gas Heat, Gas Hot Water, Central Air,
Appliance Amenities: Gas Stove, Refrigerator, Range/Oven, Dishwasher, Washer/Dryer,
Community Amenities: Woodshop, Spa / Hot Tub, Shuffle Board, RC Track, Pickle Ball, Outdoor Pool, Horseshoes, Golf Course, Gated, Fitness Center, Dog Park,
Exterior Amenities: Metal Roof, Shed, Carport, Open Deck, Covered Patio, Fruit Trees,
Interior Amenities: Laminate/Tile/Vinyl/Wood Flooring, Furnished - Partially,
Landscape Amenities: Lawn,

MORE INFORMATION

Tax Information
 County Tax : 408.57
Listing Information
 Square Footage : 728.00 Siding type : Vinyl Lot Rent : 415.00 Box Size : 14x52 Building Type : Manufactured Home Texas Room Size : 18x10 Patio Size : 20x12 Deck Size : 9x5 Carport



Name	Rita Huether
Address	602 N Victoria Rd #3000, Donna, Texas
Phone	(712) 281-9862
Email	rhuethe@wthinc.com



