



BEDROOMS: 4
FULL BATHS: 2
HALF BATHS: 1
EST LIVING SQFT: 1500
EST. PRICE PER SQFT: \$106.00
SOURCE SQFT: Other
ESTIMATED YEAR BUILT: 1900-1929
TYPE & STYLE: Historical, Pioneer Stone
STORIES: 2 Story
HEATING: Central Electric
A/C: Central Electric, Window Unit(s)
GARAGE/CARPORT: None-Garage, None-Carport

AREA: Other Area
SUBDIVISION: Other
COUNTY: Mason
SCHOOLS: Mason S/D
DISTANCE FROM CITY: In City Limits
APX TRACT SIZE/ACREAGE: .5
SELLER'S EST TAX: na
SHOWING INSTRUCTIONS: Call LA Appointment, Occupied, Lockbox
DAYS ON MARKET: 90

TAX EXEMPTIONS: Homestead
FLOOD PLAIN: No
HOA: No
HOA FEES:
RENTAL PROPERTY: No

APPRAISAL DISTRICT #: 09050
DEED RESTRICTIONS: No

ZONING: R-1

HO WARRANTY: No
ITEMS NOT IN SALE:

Living Room:	Den:	Family Room:	Great Room:	Kitchen:
Dining Room:	Breakfast Area:	Office:	Utility Room:	Other Room:
Extra Room:	Guest Quarters:	Detached Workshop:	Master Bedroom:	Bedroom 2:
Bedroom 3:	Bedroom 4:			

CONSTRUCTION: Basse/Concrete Block, Historic Rock, Restoration Project
ROOF TYPE: metal
FOUNDATION: P & B
FLOORING: Carpet over Wood
UTILITIES: Electric-Other
WATER/SEWER: City Water, Private Well, City Sewer
FIREPLACE/WOODSTOVE: Masonry
APPLIANCES: Surface Unit/Oven, Refrigerator

CITY/RURAL: In City Limits
SITE FEATURES: Storage Shed
INTERIOR FEATURES: Washer-Dryer Connection, Jacuzzi-Whirlpool
TOPOGRAPHY: Sloping
SURFACE WATER: None
ACCESS: City Street
LOCATION DESCRIPTION: Gravel Drive
DOCUMENTS ON FILE: None

SUB AGENT %: 0
TRMS/FIN:
ESCROW AGENT: Clear Titles of Mason

BUYER AGENT %: 3
TRMS/FIN: Cash
POSSESSN: Closing/Funding
ATTORNEY:

SUB AGENCY NON-MLS FEE: 0
BUYER AGENCY NON-MLS FEE: 0
VAR RATE: No
REFER TO MLS#:

LOCATION/DIRECTIONS: North from Ave F on Lincoln Street
OWNER: Bennett
OCCUPANCY: Tenant
LEGAL DESCRIPTION: Lot 5-6 Block 9 Mason Heights
INSTRUCTIONS: Contact Listing Agent

PUBLIC REMARKS: Historic home built in 1921 been added to over the years has all the character reminiscent of the period. Hand made stone and columns grace the front. Inside an old wooden circular stair case is unique in nature. The back yard sports the old well house and cistem. There are two old garden spots one was used for fall flowers one for spring. The house sits on two city lots. Lincoln Street is a prime location in Mason very beautifully kept yards and great neighbors. Some remodeling needed a great fixer upper project live there while you work.

AGENT REMARKS:
DISPLAY ON INTERNET: Yes
DISPLAY ADDRESS: Yes
ALLOW AVM: No
ALLOW COMMENTS: No
OFFICE BROKER'S LIC #: 547594

Office Name: Keller Williams - Fbg Properties (#:22)
Main: (830) 997-1120
Fax: (830) 997-6041
Mail Address 1: 1303 Main Street
Mail City: Fredericksburg
Mail Zip Code: 78624

Listing Agent: Craig Conlee (#:20)
Agent Email: conleerealestate@yahoo.com **Contact #:** (325) 347-7757