

1111 Brazos Drive, Mineral Wells, Tx 76067

Updates:

- Main home
 - 2023
 - Roof
 - Gutters
 - Siding
 - 2022
 - Hot Water Heater
 - 2019
 - Flooring
 - Electrical
 - Plumbing
 - Windows
 - Doors
 - HVAC
 - Full Bathroom complete remodel
 - Sheetrock, trim, paint, etc.
- Second home
 - 2023 –
 - New Metal Roof
 - New Gutters
 - 2020 - Complete Remodel
 - Kitchen
 - Custom cabinets
 - Granite countertops
 - Full bath
 - Custom cabinets
 - Granite countertops
 - New flooring, paint, and trim throughout
 - Electrical
 - Plumbing
 - Mini Split Heat and A/C units

Extras:

- Venue potential
 - Beautiful hilltop view
 - Plenty of flat land for parking at bottom of the hill.
- RV campsite alongside pond
- Picnic area
- Trails pushed for ATV and UTV exploring!
- Development potential
 - OPPORTUNITY ZONE!
 - Save on Capital Gains Tax
 - Brazos Drive dead ends into the gate of this property.
 - Sewer main runs near east boundary of property.
 - Exceptional location for new residential development.
 - New homes in Mineral Wells are needed!

**Homes can be sold furnished as pictured with an acceptable offer. (A few items may be excluded)
All information in this document and the associated listing is deemed reliable but is not guaranteed and should be verified by the buyer.

Jenna Benge Sims, Realtor
Cornerstone Home and Ranch
940.327.7030