



Kate Myhan
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 Ph: 713-855-0588
 JPAR - The Sears Group

All Properties 360 Property View

14537 Fm 356, Trinity, Texas, 75862-6577 Trinity County

Listing



Single-Family	Incomplete	
ML#:	60845474	List Price: \$180,000
Address:	14537 Fm 356	Orig Price:
Area:	42	LP/SF: \$80.07
Tax Acc #:	18584	DOM:
City/Location:	Trinity	Zip Code: 75862-6577
County:	Trinity	Bedrooms: 4/
Market Area:	Trinity Area	Baths F/H: 2/1
Subdivision:	0	Section #: 0
SqFt:	2,248 / Appr Dist	Year Built: 0 / Seller
Lot Size:	16,988 / Appr Dist	Lot Value: No
Master Planned:	No	Lease Also: No
Legal Desc:	A0024 JARZA, A M DE LA, TRACT 6,.39 ACRES	

Directions: **From Highway 59**:** - Travel to Livingston and take the exit for Highway 190 west. - Follow Highway 190 for about 15 miles to Onalaska. - Turn right at the light in Onalaska onto Highway 356. - Continue for approximately 14 miles. Your destination will be on the right just past YMCA Camp Cullen.

Listing Office Information

List Agent:	KMYHAN/Kate W. Myhan	List Broker:	JPAS01/JPAR - The Sears Group
Agent Cell:	713-855-0588		Request an Appointment
Agent Phone:	713-855-0588	Appt #:	713-977-7469 / ShowingTime
Address:	800 Town and Country, Ste 500, Houston TX 77024	Office Phone:	713-357-0068
List Agent Web:	https://www.youtube.com/@KateMyhan/feature	Fax #:	
Agent Email:	katemyhan@gmail.com	Office Web:	www.JPARHouston.com
Licensed Supervisor:			

School Information

School District:	59 - Groveton	Elem:	GROVETON ELEMENTARY SCHOOL
Middle:	GROVETON J H-H S	High:	GROVETON J H-H S
2nd Middle:			

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

Description Information

Style:	Traditional	# Stories:	1	Bedrooms:	4/
Type:	Duplex, Free Standing	Complete Date:		Baths F/H:	2/1
New Constr.:	No	Appx Complete:		Builder Nm:	
Lot Dim:		Acres:	.39 / 1/4 Up to 1/2 Acre	LP/Lot SF	\$10.60
Frt. Door Faces:		Access:		Carpport:	
Gar/Car:		Garage:		Key Map:	
Showing	Supra Keybox				
Instruct:					
Agent Remarks:					

Physical Property Description:

Discover the potential of this spacious 4-bedroom, 2.5-bathroom home on a generous lot near the Trinity River and Lake Livingston. Perfect for a DIY enthusiast or investor looking for a profitable flip, this property features a durable metal roof and sturdy brick construction on all sides. With a versatile history as a local bar, duplex, and rental property, it's ready to lease for \$1500-\$1600 per month with some TLC. Located in a district with highly rated middle and high schools and close to Sam Houston National Park, this property offers great investment potential in a desirable location. The owner is unsure of the home's age and room dimensions, so please verify independently. Adjacent to the house is a 4.65-acre lot/trailer park, fully showcased in the homes and acreage listing and available for sale together with the house. 2 Trailers rented for 950\$ each and there are connections for 4 more.

Rooms Information

Room	Dimensions	Location	Room	Dimensions	Location
Bedroom	x x x	1st	Bedroom	x x x	1st
Bedroom	x x x	1st	Bedroom	x x x	1st
Bathroom Desc:					
Bedroom Desc:					
Room Desc:					
Kitchen Desc:					

Interior, Exterior, Utilities and Additional Information

Microwave:	Dishwasher:	Compactor:	Disposal:
Fireplace:		Utility Dist:	Sep Ice Mkr:
Connect:		Range:	
Energy:		Flooring:	
Oven:		Foundation:	Slab
Green/Energy Cert:		Countertops:	
Roof:	Other	Pvrt Pool:	No
Interior:		Area Pool:	
Exterior Constr:	Brick, Wood	Waterfront Feat:	
Exterior:		Water/Sewer:	Septic Tank, Water District, Well
Lot Description:	Other	Cool:	Central Electric
Heat:	Central Electric	Golf Course Nm:	
St Surf:		Exclusions:	
Restrictions:	Unknown	City/ETJ:	
Disclosures:	Probate	PID:	
55+ Community:	No	List Type:	Exclusive Right to Sell/Lease
Sub Lake Access:		T/Date:	Bonus End:
Mgmt Co./HOA Name:	No	Bonus:	Var/Dual Rt: Yes
List Date:	06/20/2024	Expire Date:	08/31/2024
Comp: SubAgt:	3%	Buyer Agent:	3%

Financial Information

Finance Cnsdr:	Cash Sale, Conventional, Investor	Vac Rental:	
Ownership Type:		Maint Includes:	
Maint. Fee:	No	Exemptions:	
Other Mand Fee:	No	Tax Rate:	1.3355
Taxes w/o Exemptions:	\$1,906/2023	Online Bidding:	
Loss Mitigation:	Auction:		

Prepared By: **Kate Myhan**

Data Not Verified/Guaranteed by MLS
Obtain Signed HAR Broker Notice to Buyer Form

Date: **06/19/2024 7:04 PM**

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Photos



