

**Kocurek-1**  
814 West Avenue  
Schulenburg, TX 78956

**\$349,500**  
0.176± Acres  
Fayette County





**Kocurek-1**  
**Schulenburg, TX / Fayette County**

---

**SUMMARY**

**Address**

814 West Avenue

**City, State Zip**

Schulenburg, TX 78956

**County**

Fayette County

**Type**

Residential Property, Single Family

**Latitude / Longitude**

29.678081 / -96.910621

**Taxes (Annually)**

4870

**Dwelling Square Feet**

2400

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

0.176

**Price**

\$349,500

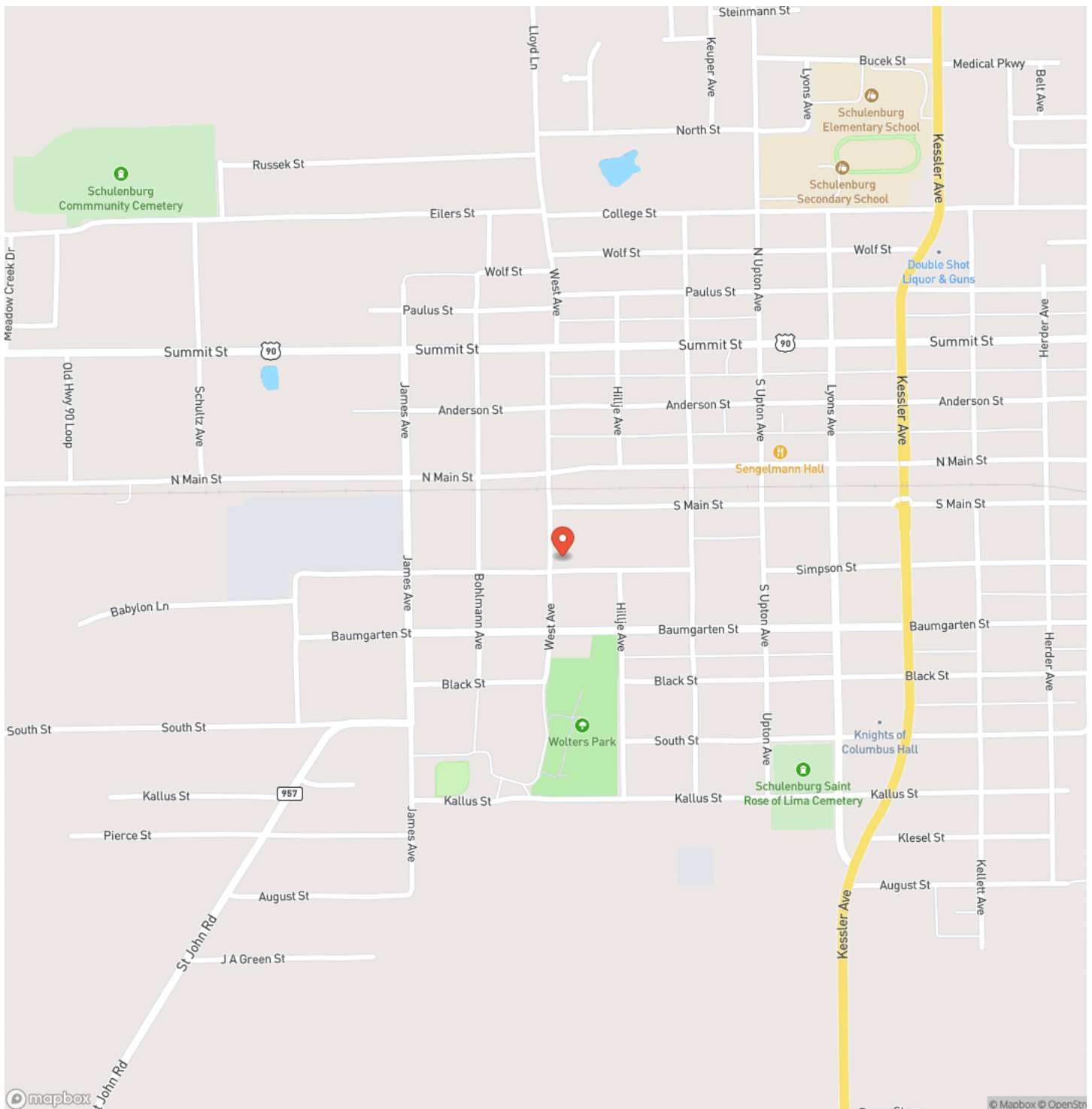


**PROPERTY DESCRIPTION**

2400 s.f. home with 616 s.f. garage (per FCAD) Ready to move in, convenient location. Nice pecan trees, shaded corner lot. 3BR, 2BA, Recently updated kitchen, bathrooms, painting, roof, and other amenities. Wood floors in most areas with some tile & vinyl plank flooring, Large kitchen with lots of cabinet space, breakfast room, dining room with living room and den. Lengthy hallway with bedrooms and bathrooms. Laundry/Mud room with large 2 car garage. Come view this home to appreciate what all it has to offer. See Additional Information to view Survey Plat. Tri-County Realty will co-broker with Buyer's Agent making initial contact & present at all property showings. Contact Roger Sustr with Tri-County Realty for additional information or to schedule an appointment to view.

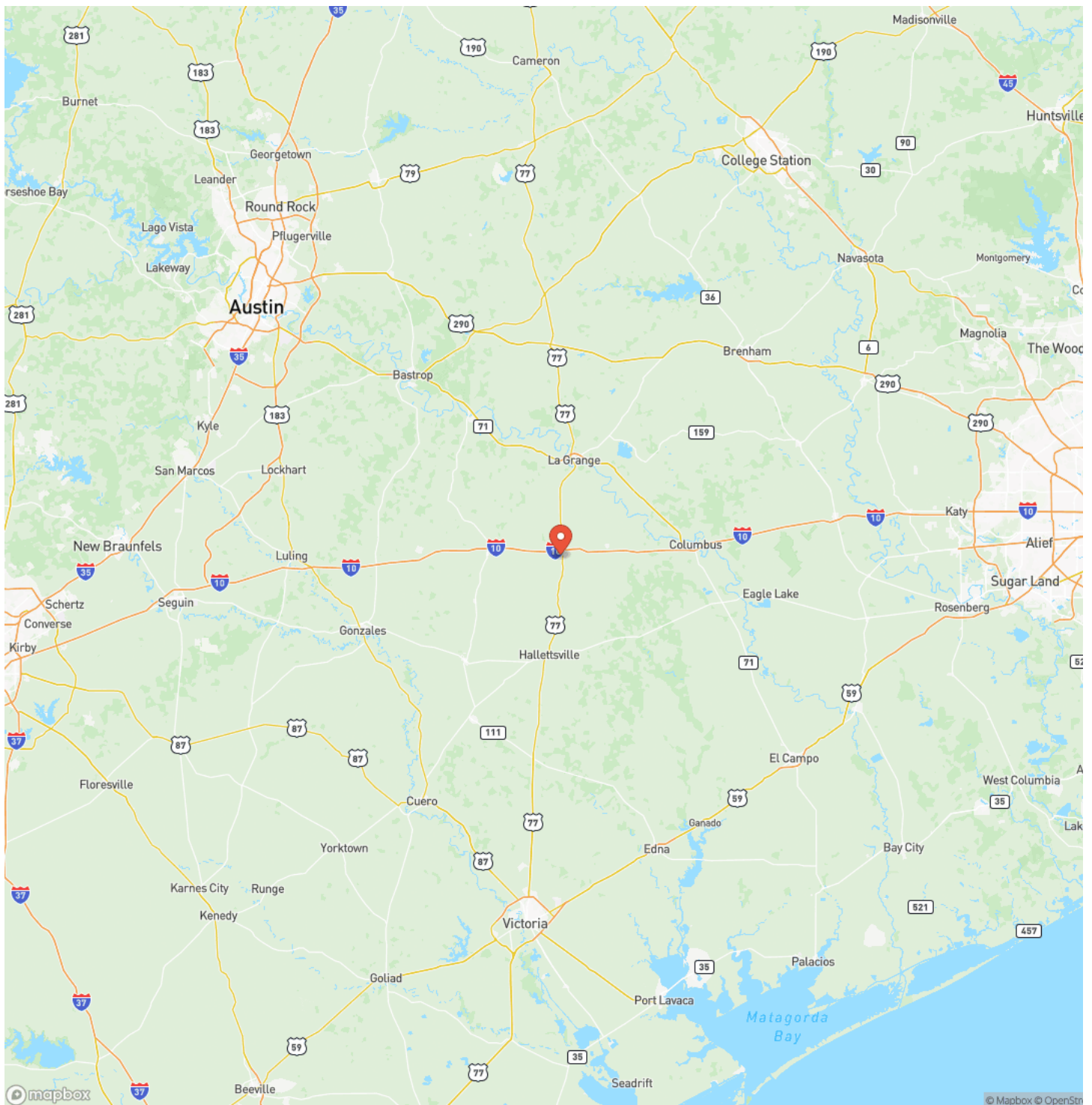


## Locator Map





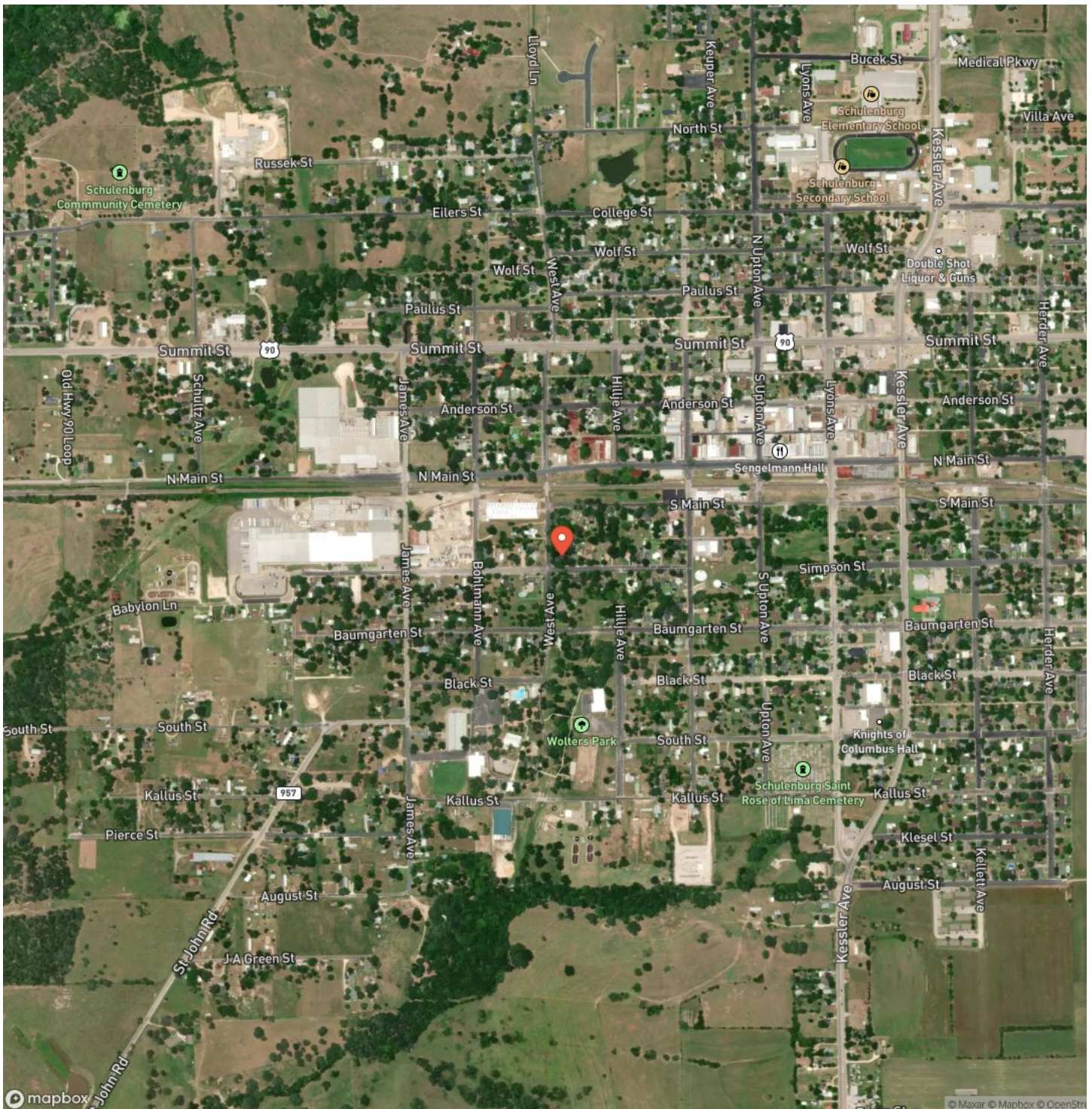
## Locator Map



**MORE INFO ONLINE:**



## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Roger Sustr

## Mobile

(979) 561-6196

## Office

(979) 743-2159

## Email

roger@tricountyrealestate.com

**Address**

260 N. Kessler

## City / State / Zip

Schulenburg, TX 78956

## NOTES



## This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



---

**Tri-County Realty, LLC**  
707 S. Eagle  
Weimar, TX 78962  
(979) 732-7774  
[tricountyrealestate.com](http://tricountyrealestate.com)

---