

1318 Hwy 90A, Sheridan, TX 77475
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\$325,000
0.420± Acres
Colorado County



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Sheridan, TX / Colorado County

SUMMARY

Address

1318 Hwy 90A

City, State Zip

Sheridan, TX 77475

County

Colorado County

Type

Residential Property, Business Opportunity, Commercial

Latitude / Longitude

29.491652 / -96.680989

Dwelling Square Feet

1800

Bedrooms / Bathrooms

3 / 2

Acreage

0.420

Price

\$325,000



PROPERTY DESCRIPTION

CHARMING, UNIQUE PROPERTY CLOSE TO SPLASHWAY!

Currently used as an income producing vacation rental! This 60'X30' nicely finished building is sitting on a .42 acre lot on Hwy 90A in Sheridan, 7/10 of a mile from the premier family vacation spot, Splashway Waterpark & Campgrounds!

The building is separated into 2 sides by a sound-barrier wall, with each side having its own central A/C unit and 200 SF porch space. The lot has new perimeter fencing, gravel parking area in front, a new aerobic septic system is in place, large tankless 3.51 GPM Rheem water heater, spray foam insulation, Pex water lines, insulated windows, 200 amp electrical service (100 amp to each side), and electricity run to the front fence for future lighting, if needed.

Side A is 920 sq ft, consisting of 2 bedrooms, 1 bathroom, a sleeping loft with closet, and open concept kitchen, dining, living room. The finishes include black pearl leathered granite with glass tile backsplash in the kitchen, tile shower with frosted glass door, a bluetooth speaker exhaust fan in the bathroom, 12 mm wood laminate flooring in the loft.

Side B / the "shop" side is 880 sq ft of air-conditioned space. There is an open flex room that could be used for a bedroom, dining room, home office, etc. A sleeping loft and mechanical closet are upstairs. The finishes include cedar accent walls; tile shower, a bluetooth exhaust fan and washer / dryer hookups in the bathroom; power for future stove / range; 10' roll-up door.

The GE Slate appliances and GE laundry center in Side A, the Diamond plate gladiator refrigerator and 72" stainless work table with sink in Side B and all furnishings convey with the sale!

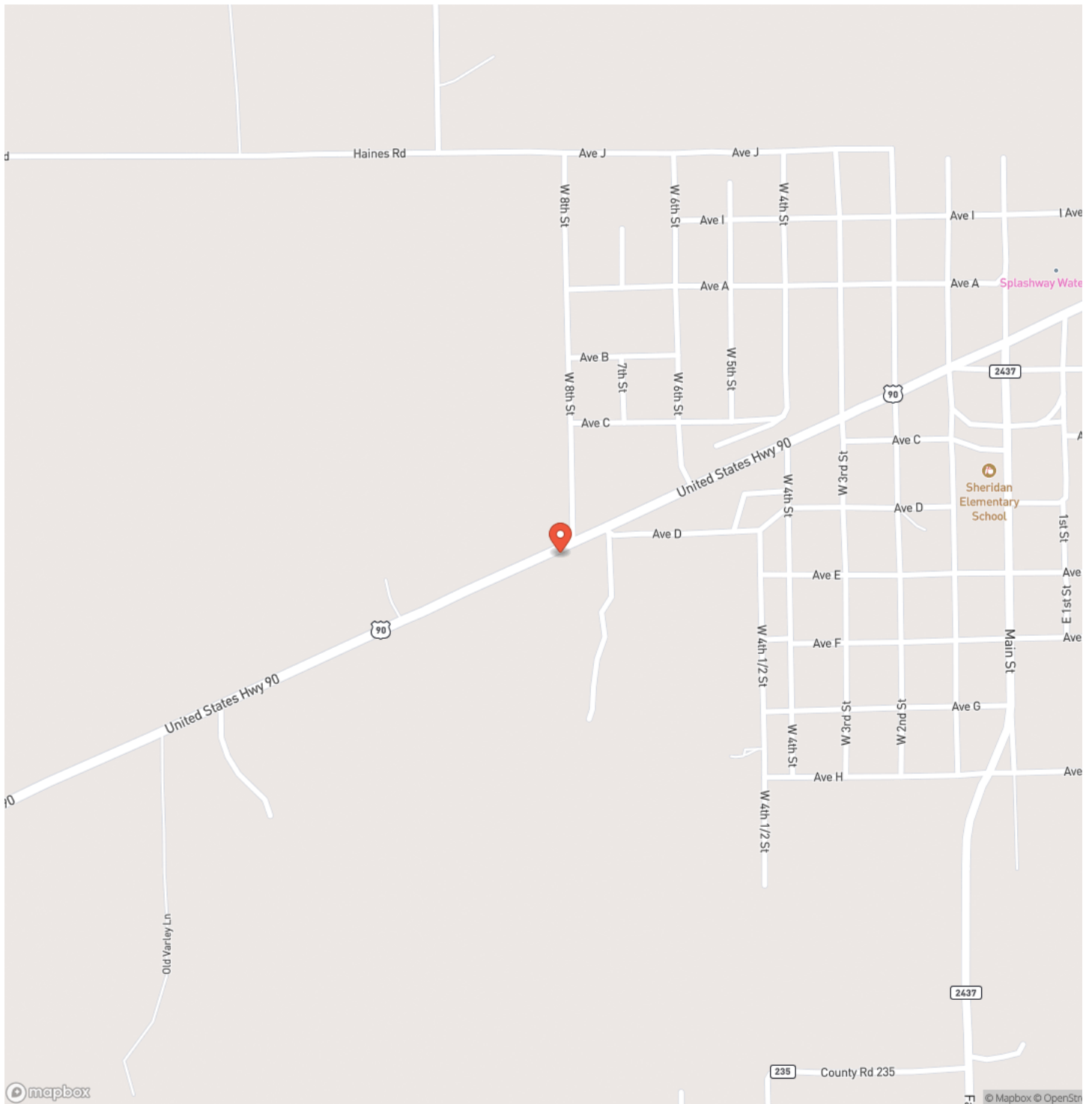
There are many possibilities on how to utilize this space.....vacation rental, single family residence, small home or retail business. Come take a look to see if this is the right investment for you!

Call today to schedule your showing of this impressive property!

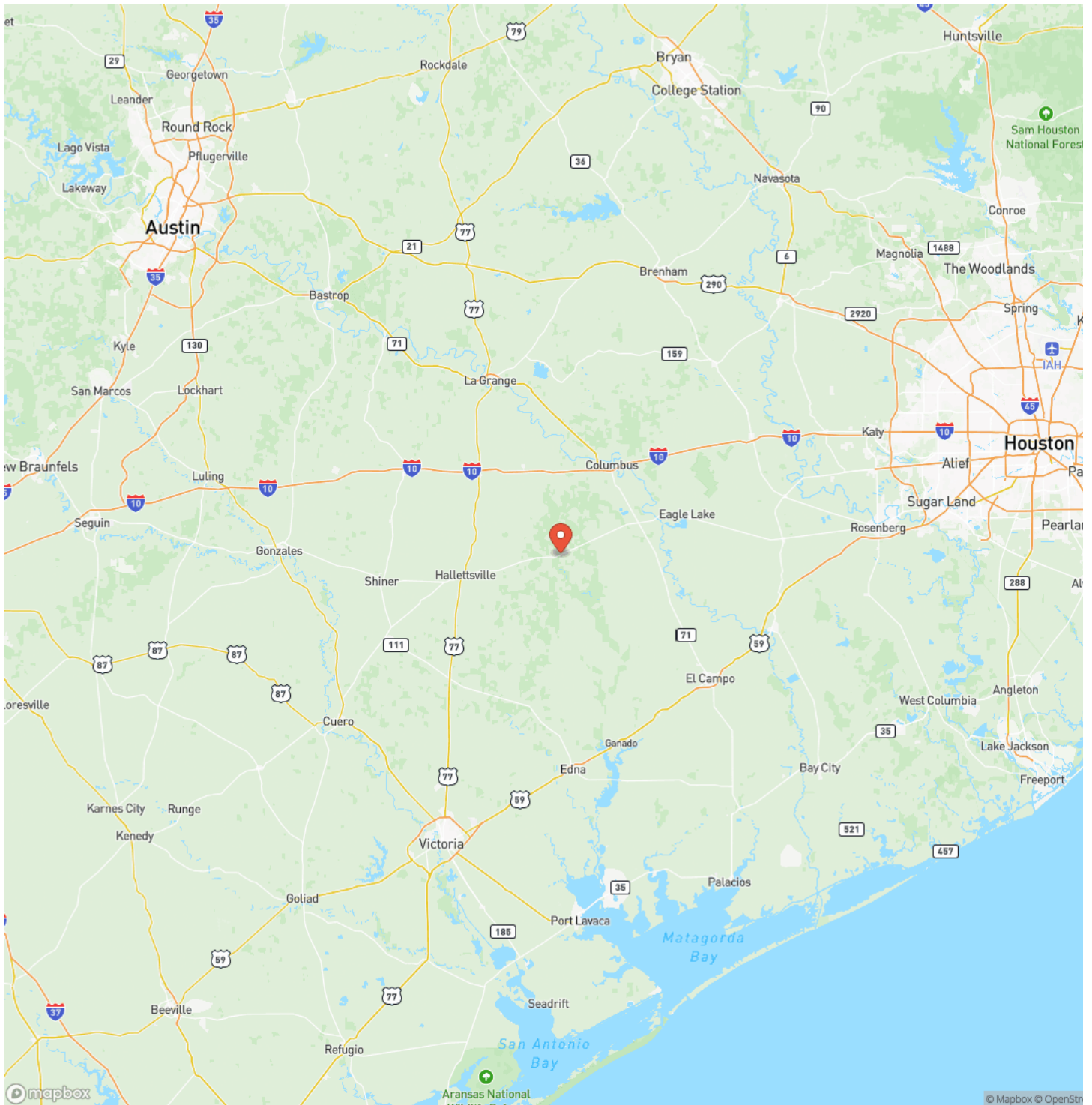
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Locator Map

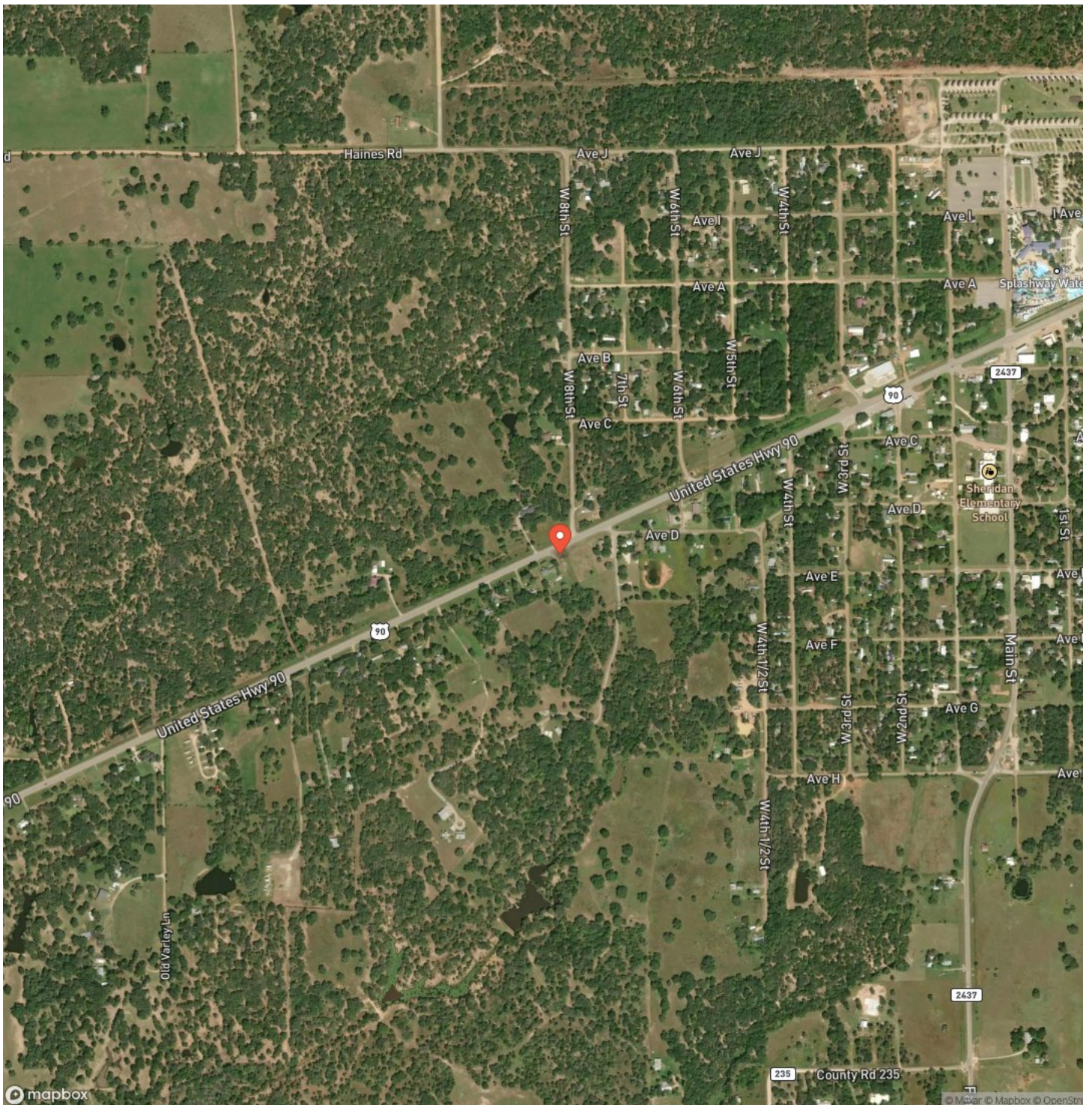


Locator Map



MORE INFO ONLINE:

Satellite Map



MORE INFO ONLINE:

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LISTING REPRESENTATIVE

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City / State / Zip

Weimar, TX 78962

NOTES

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This image shows a blank sheet of white paper with horizontal 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

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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.

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