

4841 Austin Circle  
Sanger, TX. 76226

**NEWLAND**  
REAL ESTATE 



**Details:**

**Price:**  
\$479,000

**Acerage:**  
2.7 fenced acres

**Utilities:**  
Well Water, Co-Serv Electric

**Restrictions:**  
Deed

Custom home in desirable Krum ISD. Property boasts several out buildings plus pipe and no climb fence.

• Agent #0558239 • Justin Newland • [jnewland@northtexasrealestate.com](mailto:jnewland@northtexasrealestate.com)



## 4841 Austin Circle



All Lines Approximate

- 3 Bedroom, 2.5 Bath, 2231 sq.ft. brick and stone custom home on 2.7 acres
- Lot 5, Block 2 of Battle Creek Estates (No HOA)
- Built in 2016 with new roof in 2017
- No city taxes
- Pipe and no climb fence around property (animals permitted)
- Krum ISD
- 30 x 50 Insulated Shop with 20 ft. covered overhang, 10 x 30, side drive thru shed, electric and air
- 12 x 24 Finished Shed/Workshop/Craft Room with front porch, electricity and all weatherwindow unit
- 20 x 30 3 Bay Utility/Equipment shed. (1) Bay enclosed with overhead door, (2) Bays open
- 500 ft. deep well
- CoServ Electricity with 2 meters (house and shop)
- Tras- Multiple providers
- Aerobic System- Yearly contract with Acton Septic
- Internet- Rise Broadband (fastest speeds)
- TV- Satellite (Dish or Direct)





# House Features

- Open floor plan great for large family gathering
- Central heat and air- electric
- Stone fireplace with thermostatic controlled pellet burning fireplace
- Beautiful wood floors in the entertaining areas
- Large kitchen with breakfast bar, tile floors and tumbled tile backsplash
- Granite surfaces in kitchen, hall bath, office and laundry rooms
- Master bedroom is 15 x 17 with large walk in closet
- Master bath features Alder cabinets with double sinks and large walk in shower
- 12 x 12 Bedroom 2 features built in desk with granite top
- 12 x 12 Bedroom 3
- Office with built in cabinets and granite workspace
- Large utility room with sink and multiple cabinets
- Oversized 3 Bay finished garage
- Covered porch and large patio
- Aerobic system
- Instant hot water





## Out Buildings

