

425 County Road 32230 Sumner, TX 75486  
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**\$449,900**  
1.230± Acres  
Lamar County



**425 County Road 32230 Sumner, TX 75486**  
**Sumner, TX / Lamar County**

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## **SUMMARY**

### **Address**

425 County Road 32230

### **City, State Zip**

Sumner, TX 75486

### **County**

Lamar County

### **Type**

Residential Property

### **Latitude / Longitude**

33.696109 / -95.615737

### **Dwelling Square Feet**

2191

### **Bedrooms / Bathrooms**

3 / 2

### **Acreage**

1.230

### **Price**

\$449,900

### **Property Website**

<https://www.glasslandandhome.com/property/425-county-road-32230-sumner-tx-75486-lamar-texas/81222/>





**PROPERTY DESCRIPTION**

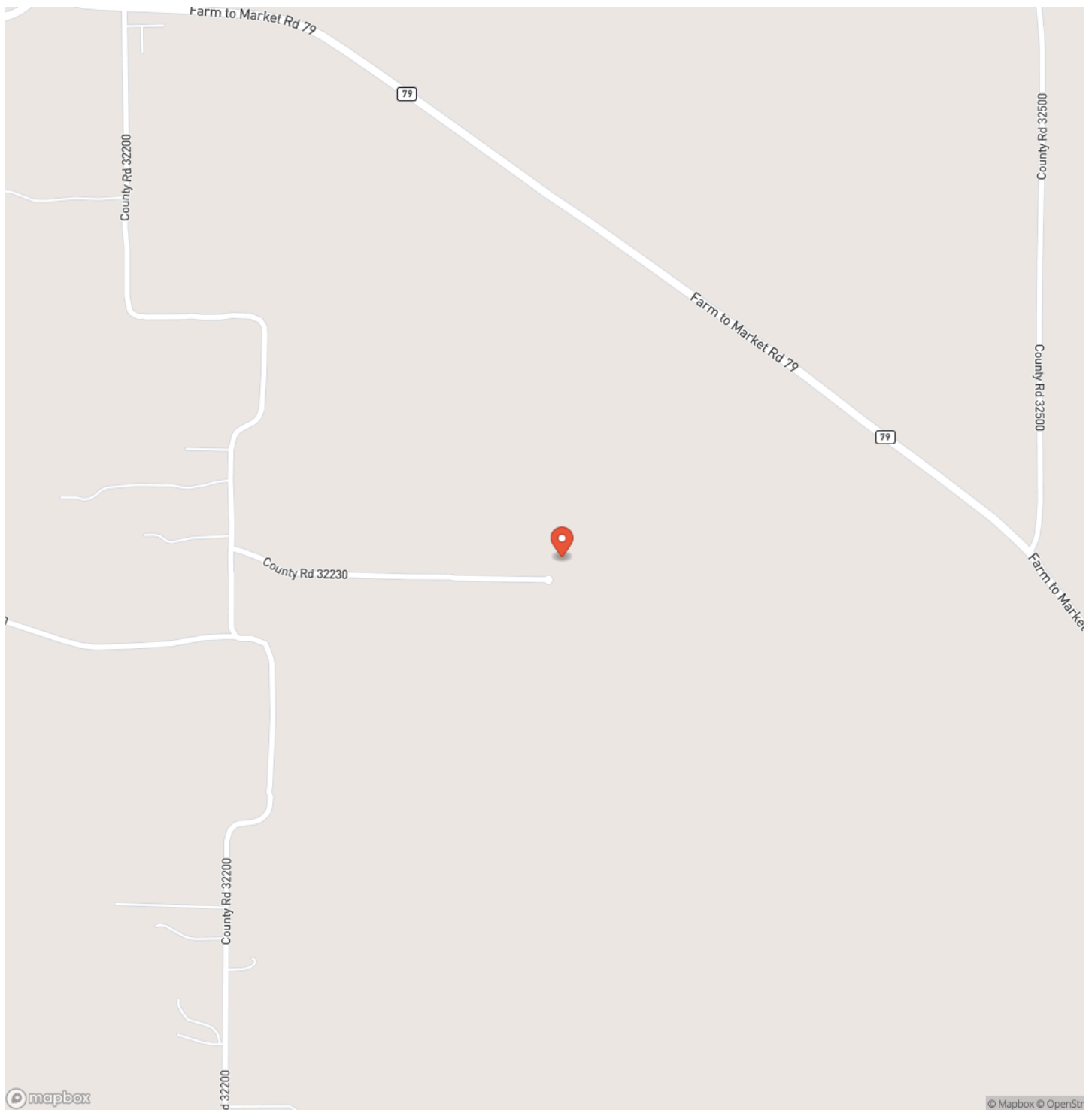
Want to live in the country but not feel like you are too far away from the amenities of the city? This stunning home located approximately 4 miles NW of the loop on 1.23 acres is just for YOU! Located on the cul-de-sac of CR 32230 with little to no traffic sits this 3 bedroom, 2 bath home nestled in the tree laden lot. From the moment you drive into the driveway, enjoy the lovely landscaping and the peace and quiet of being on the dead end street. Entry way leads you into the open floor plan of living, dining and kitchen. Living area features a gas log fireplace, plenty of natural light and space for the entire household. Open kitchen with large breakfast bar, granite countertops, updated appliances, pantry and adjoining breakfast-dining room. Primary bedroom is spacious with large bath, walk-in closet, extra propane heater for those chilly mornings, separate tub and shower. Additional 2 bedrooms and hall bath complete the home floor plan. LOVE THE OUTDOORS? Wow! Walk outside to the back area and find a patio, gazebo, and Koi Pond for the ultimate relaxation spot. Sunrise or sunset this backyard has beautiful views. The shop is 1200sf with 760sf carport with electric service. RV cover-storage is 960 sf. All of this along with the mature trees out back make this your own R&R after a days work.

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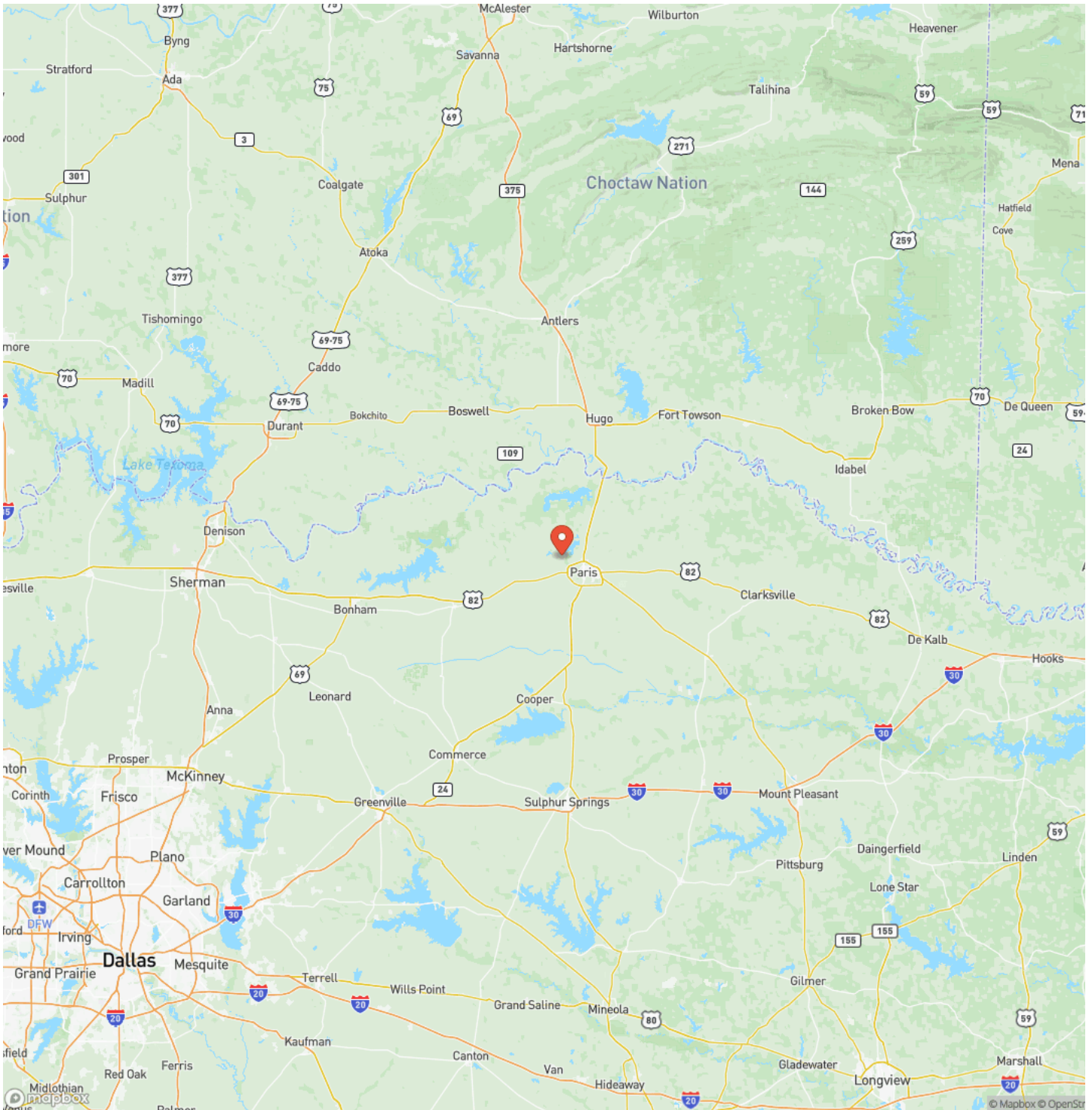


## Locator Map



## Sumner, TX / Lamar County

## Locator Map



**MORE INFO ONLINE:**

**<https://www.glasslandandhome.com/>**



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## Satellite Map



**425 County Road 32230 Sumner, TX 75486**  
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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Karen Marsh

## Mobile

(903) 517-9383

## Office

(903) 517-9383

## Email

karen@glasslandandhome.com

**Address**

2407 Lamar Ave

## City / State / Zip

## NOTES

8

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<https://www.glasslandandhome.com/>



## This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend 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.



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**Glass Land & Home**  
2407 Lamar Ave. Ste. A  
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