

# 232 Stiles Road, Whitesboro, Texas 76273

**MLS#:** 20205625 **N Active**  
**Property Type:** Residential

[232 Stiles Road Whitesboro, TX 76273](#)  
**SubType:** Single Family

**LP:** \$497,000



**Also For Lease:** N  
**Subdivision:** Old Town Stiles  
**County:** Grayson  
**Country:** United States  
**Parcel ID:** [407652](#)  
**Lot:** 4 **Block:** A  
**Legal:**  
**Spcl Tax Auth:** No

**Lst \$/SqFt:** \$236.67

**Lake Name:**  
**Lse MLS#:**  
**Plan Dvlpm:**  
**MultiPrcl:** No **MUD Dst:** No

**Beds:** 3 **Tot Bth:** 2 **Liv Area:** 1  
**Fireplc:** 1 **Full Bath:** 2 **Din Area:** 1 **Pool:** No  
**Half Bath:** 0 **Adult Community:**  
**Smart Home App/Pwd:** No

**SqFt:** 2,100/Builder  
**Yr Built:** 2022/Builder/New Construction - Complete  
**Lot Dimen:** 250x348  
**Subdivide?:** No  
**HOA:** None

**Hdcp Am:** No  
**Horses?:** Yes  
**Attached:** No  
**Acres:** 2.000  
**HOA Dues:**

**Garage:** Yes/2  
**Attch Gar:** Yes  
**# Carport:** 0  
**Cov Prk:** 2

### School Information

**School Dist:** Whitesboro ISD  
**Elementary:** Whitesboro **Middle:** Whitesboro **High:** Whitesboro

### Rooms

Room	Dimen / Lvl	Features	Room	Dimen / Lvl	Features
Living Room	25 x 16 / 1	Fireplace	Office	14 x 11 / 1	
Kitchen	16 x 13 / 1	Breakfast Bar, Built-in Cabinets, Kitchen Island, Natural Stone/Granite Type, Walk-in Pantry	Primary Bedrm	17 x 14 / 1	Dual Sinks, Ensuite Bath, Linen Closet, Separate Shower, Walk-in Closet(s)
Bedroom	14 x 11 / 1		Bedroom	12 x 8 / 1	
Utility Room	12 x 12 / 1	Built-in Cabinets, Separate Utility Room, Sink in Utility	Dining Room	11 x 9 / 1	

### General Information

**Housing Type:** Single Detached  
**Style of House:** Barndominium  
**Lot Size/Acres:** 1 to < 3 Acres  
**Soil:** Sandy Loam  
**Heating:** Central, Heat Pump

**Roof:** Metal  
**Construction:** Metal Siding, Rock/Stone  
**Foundation:** Slab  
**Basement:** No  
**Possession:** Closing/Funding

**Fireplace Type:** Gas, Living Room, Stone, Ventless  
**Flooring:** Luxury Vinyl Plank  
**Levels:** 1  
**Type of Fence:** None  
**Cooling:** Ceiling Fan(s), Central Air, ENERGY STAR Qualified Equipment

**Accessible Ft:**  
**Patio/Porch:**  
**Special Notes:**  
**Listing Terms:** Cash, Conventional

### Features

**Appliances:** Dishwasher, Electric Oven, Gas Range, Gas Water Heater, Microwave, Refrigerator, Tankless Water Heater, Vented Exhaust Fan

**Interior Feat:** Built-in Features, Granite Counters, High Speed Internet Available, Kitchen Island, Open Floorplan, Walk-In Closet(s)

**Exterior Feat:** Covered Patio/Porch, Rain Gutters

**Park/Garage:** Enclosed, Garage Door Opener, Garage Faces Side, Lighted, Oversized

**Street/Utilities:** Aerobic Septic, Asphalt, Co-op Electric, Co-op Water, Electricity Connected, Individual Water Meter, Outside City Limits, Overhead Utilities, Propane, No City Services

**Lot Description:** Acreage, Level

**Restrictions:** Deed

**Easements:** Utilities

**Showing:** ShowingTime-CSS, No Lock Box

### Remarks

**Property** NEW CONSTRUCTION ON 2 ACRES IN A NICE AREA SOUTH OF WHITESBORO AND MINUTES TO HWY 377. The home's

**Description:** attractive barndominium design with exterior stone wainscoting offers 2,100 square feet of interior living space, 500 square feet of partial wrap-around covered porch space, & a 1,200 square foot insulated garage. The floorplan includes a spacious living room with a stone gas fireplace, that shares an open concept with the kitchen & dining area. There are three bedrooms, a 14x11 flex room with closet that can be an office or craft room, a utility room, and two full baths. The kitchen offers an island, breakfast bar, dual fuel range, refrigerator, microwave, and walk-in pantry. All ceilings are 9 feet, floors are luxury vinyl plank, and granite countertops in the kitchen and baths. The interior and garage are foam insulated, HVAC with heat pump, & a tankless water heater. Plenty of room outside for a horse barn or workshop.

**Public Driving Directions:** Old Town Road between Gunter Road and Old Center Church Road, Go east On Stiles.

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**Agent/Office Information**

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**Lst Ofc:** KELLER WILLIAMS REALTY

**Lst Agt:** [DUTCH WIEMEYER](#)

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Prepared By: DUTCH WIEMEYER KELLER WILLIAMS REALTY on 11/11/2022 13:53

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