

# \$70,000 - 400 S Pecan Street, Hamilton

MLS® #20992464

**\$70,000**

2 Bedroom, 1.00 Bathroom, 768 sqft

Residential on 0.16 Acres

S10002, Hamilton, TX

INVESTOR SPECIAL.... Come take a look at this outstanding deal on a great investment property in Hamilton TX. This 2-bedroom, 1 bathroom home in a quiet neighborhood stands out among the rest and is ready to be yours today. this home sits on a corner lot making the accessibility nice and easy, there is also a 2-car carport to protect your vehicles from inclement weather. conveniently located across the street is a park for the kiddos to go play or go take them furry friends for a walk. this property has so much potential and will not last long, so come take look for yourself today.

Built in 1970

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 20992464                |
| Price          | \$70,000                |
| Bedrooms       | 2                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 768                     |
| Acres          | 0.16                    |
| Year Built     | 1970                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Active                  |

## Community Information

Address 400 S Pecan Street



|             |          |
|-------------|----------|
| Subdivision | S10002   |
| City        | Hamilton |
| County      | Hamilton |
| State       | TX       |
| Zip Code    | 76531    |

### **Amenities**

|           |                                               |
|-----------|-----------------------------------------------|
| Utilities | City Sewer, City Water, Electricity Connected |
| Garages   | Carport                                       |

### **Interior**

|                   |                |
|-------------------|----------------|
| Interior Features | Eat-in Kitchen |
|-------------------|----------------|

### **School Information**

|            |              |
|------------|--------------|
| District   | Hamilton ISD |
| Elementary | Ann Whitney  |
| High       | Hamilton     |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Agent  | Timothy Lopez               |
| Listing Office | Keller Williams Brazos West |

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