

# \$1,799,900 - 9549 County Road 155, Kaufman

MLS® #20946047

**\$1,799,900**

3 Bedroom, 3.00 Bathroom, 2,690 sqft

Residential on 27.63 Acres

A0002 - C ASKINS, Kaufman, TX

Discover a unique opportunity to live, work, and play all in one place. This spacious 3-bedroom, 3-bath home offers approximately 2700 square feet of comfortable living space with an open-concept layout, a large living room, and a kitchen featuring granite countertops. The primary bedroom offers both style and function, includes an en-suite bath, perfect for relaxing after a full day with a jetted tub. Home has walk in closets, front and back covered patios and is already wired with a security system. INCLUDED on the expansive 27+ acres is an income-producing, fully operational daycare business in separate, completely equipped buildings totaling approximately 6,200 square feet with furnishings, beds, toys, kitchen equipment plus much more. Every feature—from the included furnishings to the playground setup—is ready to go. For those wanting to enjoy the great outdoors, you™ll love the two ponds (one complete with a pier and aerating pump), a 54 x 50 square-foot barn with concrete flooring and ample outdoor storage and 22 ag exempt acres. A two-car carport and three-car carport with RV hookup and electricity offer plenty of room for vehicles and toys alike. Two driveways allow for easy entrance and exit, while the covered front and rear patios on the home invite you to relax and enjoy your surroundings. This property is truly one-of-a-kind. For more information on the business see MLS #20947371



Built in 2005

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | 20946047    |
| Price          | \$1,799,900 |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,690       |
| Acres          | 27.63       |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Farm        |
| Style          | Ranch       |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 9549 County Road 155 |
| Subdivision | A0002 - C ASKINS     |
| City        | Kaufman              |
| County      | Kaufman              |
| State       | TX                   |
| Zip Code    | 75142-7508           |

**Amenities**

|           |                                                                                                            |
|-----------|------------------------------------------------------------------------------------------------------------|
| Utilities | All Weather Road, Co-op Electric, Co-op Water, Gravel/Rock, Outside City Limits, Septic                    |
| Garages   | Carport, Circular Driveway, Covered, Detached Carport, Driveway, Gravel, On Site, Open, Other, Parking Lot |

**Interior**

|                   |                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Decorative Lighting, Double Vanity, Granite Counters, High Speed Internet Available, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s) |
| Heating           | Central, Electric                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                                                  |
| Fireplaces        | Decorative, Wood Burning                                                                                                                                           |

**Exterior**

|                   |                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Awning(s), Courtyard, Covered Courtyard, Covered Porch(es), Lighting, Outdoor Living Center, Playground, Private Entrance, Private Yard, RV Hookup, RV/Boat Parking, Storage, Other |
| Lot Description   | Acreage, Cleared, Few Trees, Landscaped, Lrg. Backyard Grass, Pasture, Tank/ Pond                                                                                                   |
| Roof              | Composition                                                                                                                                                                         |
| Construction      | Brick                                                                                                                                                                               |
| Foundation        | Slab                                                                                                                                                                                |

**School Information**

|          |             |
|----------|-------------|
| District | Kaufman ISD |
| High     | Kaufman     |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Agent  | Beverly Davis                  |
| Listing Office | Elsie Halbert Real Estate, LLC |

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