



## PROPERTY FOR SALE

101 South Loop  
Simpson Lake Club  
Brady, Texas

### ABOUT OUR PROPERTY

This very well made barndominium, built in 2003, is in the Simpson Lake addition at Brady Lake. This home has 1250 square feet\* under central heat and air and is equally split between upstairs and downstairs. The lower level is of open concept with living, kitchen, and a full bath. Upstairs are two bedrooms and another full bath with a jacuzzi tub. The house is equipped with both an inside and outside staircase. Fully insulated garages with the exceptional size of 300 square feet apiece could easily become expanded living area with little modification. Additional features include fully insulated windows and doors, propane equipped central heat and air, and privacy fenced backyard. Also, this home is FULLY FURNISHED and has an additional lot! Simpson Lake is an HOA with private boat slips, a boat ramp, a fishing dock, and a beach available only to the residents of the neighborhood. A very quiet and private place.

### MOTIVATED SELLER!

*\*as per McCulloch CAD*

### PROPERTY FEATURES

PRICE: \$195,000

SIZE: 1250\* Sq. Ft.

2 beds / 2 baths



### GET IN TOUCH WITH:

Becky Long

214-662-9561

Becky@edgeofthewest.net

EdgeOfTheWest.net