

Home for Sale



111 Morningstar Drive
Longview, TX 75605

Call Lee Sarver – (903) 236-9344

Features and Facts

- ❖ Ideal location close to town but outside city limits
- ❖ Quiet street & good lighting
- ❖ .60 acre lot
- ❖ Mature trees on lot
- ❖ Extensive landscaping & sod
- ❖ Hard brick & unique stone exterior
- ❖ Private backyard
- ❖ 3 bedrooms plus large bonus room (multi-functional)
- ❖ 2 ½ bath with nice vanities
- ❖ Master bath oval jet tub
- ❖ Large decorative shower
- ❖ Very nice 8' front entry door
- ❖ 9' to 11' ceilings
- ❖ Separate open dining area
- ❖ Silestone Quartz kitchen counters (better than granite for everyday use & maintenance)
- ❖ Excellent quality flooring in wood, tile, carpeting
- ❖ Top quality kitchen cabinets, bathroom vanities, utility, bonus room, & garage.
- ❖ Decorative lighting fixtures
- ❖ Unique screened in porch
- ❖ Expensive high efficiency Fireplace-Eextrordinair brand with blower, light, etc
- ❖ GE Profile Energy Star appliances
- ❖ GE Profile Advantium Microwave/convection oven (cooks 4 times faster)

- ❖ Dual fuel range (gas top/ electric & convection oven)
- ❖ Dishwasher (SmartDispense, QuietPower, Single rack wash option, giant tub)
- ❖ Waste King disposal unit
- ❖ High efficiency HVAC units with gas heat, separate bonus room unit.
- ❖ Double thermo pane quality Energy Star windows
- ❖ Fully insulated garage for multi-purpose functions
- ❖ Upgraded, decorative & insulated garage door
- ❖ Separate garage walk out dr.
- ❖ Energy-efficient tankless gas water heater
- ❖ Ceiling fans in most rooms
- ❖ Utility sink/cabinet in garage
- ❖ Large aluminum gutters with underground drainage.
- ❖ Walk-in attic with storage
- ❖ Washed rock concrete patio
- ❖ Stylish mail box & driveway
- ❖ Good lawn sprinkler system
- ❖ Reinforced slab foundation
- ❖ Some insulated interior walls to dampen sound
- ❖ Prestique high-definition 30 year shingles
- ❖ Brick fence & unique wrought iron gate
- ❖ Motion sensor security lights
- ❖ Prewired for automatic security system dialer

Room Sizes

- ❖ Front entry – 8'10" x 8'
- ❖ Living room – 18'9" x 15'3"
- ❖ Dining rm – 13'3' x 11'10"
- ❖ Kitchen – 12'7" x 12'6"
- ❖ Breakfast nook – 14'9" x 9'
- ❖ Screened porch -14'7" x 12'
- ❖ Master bedroom– 14' x 15'4"
- ❖ 2nd Bedroom – 12' x 13'
- ❖ 3rd Bedroom – 13' x 13'
- ❖ Bonus/multi-purpose room – 22' x 12'5" + 4' nook
- ❖ Utility room – 7'2" x 7'6"
- ❖ Closets, storage, etc.

Total Living = 2,760 SF

(2,584 w/out screened in porch)

- ❖ Plus garage – 22' x 22' + walk out door area

Total Under Roof = 3,330 SF

- ❖ Plus patio – 15' x 8'

Costs

- ❖ **Sale price: \$319,500**
- ❖ Includes all appliances except washer & dryer
- ❖ **Shed extra \$2,500**
- ❖ Utilities: VERY low (extensive ENERGY STAR HVAC, foam insulation, lights, windows & other features throughout)
- ❖ Ave. Mo. Gas 2009 = \$32
- ❖ Ave. Mo. Elect 2009 = \$60