

311 Oak Lane, Tool, Texas 75143

MLS#: 20112380 **N** Active

[311 Oak Lane Tool, TX 75143-8484](#)

LP: \$1,200,000

Property Type: Residential

SubType: Single Family

Also For Lease: N

Lst \$/SqFt: \$307.69

Subdivision: Arnold Hills Sub

County: Henderson

Lake Name: Cedar Creek

Country: United States

Lse MLS#:

Parcel ID: [20300007053054](#)

Plan Dvlpm:

Parcel ID 2: 20300007052054

Lot: 53 **Block:** 7

MultiPrcl: Yes **MUD Dst:** No

Legal: LOT: LTS 53-63 AB 841 D O WILLIAMS SUR ARNOLD

Unexmpt Tx: \$5,218

Beds: 5

Tot Bth: 5

Liv Area: 3

Fireplc: 0

Full Bath: 4

Din Area: 2

Pool: No

Half Bath: 1

Adult Community:

Smart Home App/Pwd: No

SqFt: 3,900/Owner

Hdcp Am: No

Garage: Yes/3

Yr Built: 1976/Public Records/Preowned

Horses?:

Attch Gar: No

Lot Dimen:

Attached: No

Carport: 0

Subdivide?: No

Acres: 3.139

Cov Prk: 3

HOA: None

HOA Dues:

School Information

School Dist: Mabank ISD

Elementary: Southside

Middle:

High: Mabank

Primary:

Jr High: Mabank

Sr High:

Intermediate: Mabank

Rooms

Room **Dimen / Lvl** **Features**
Master Bedrm / 1

Room **Dimen / Lvl** **Features**
Second Master Bdrm / 2

Living Room / 2

Game Room / 1

Media Room / 1

General Information

Housing Type: Lake House, Single Detached, Vacation Home

Fireplace Type:

Style of House:

Flooring: Tile, Wood

Lot Size/Acres: 3 to < 5 Acres

Levels: 2

Heating: Central, Electric

Cooling: Ceiling Fan(s), Central Air, Electric

Roof: Composition

Accessible Ft:

Construction: Siding

Patio/Porch:

Foundation: Slab

Special Notes:

Basement: No

Listing Terms: Cash, Conventional, FHA, VA Loan

Possession: Closing/Funding

Features

Appliances: Dishwasher, Disposal, Electric Range, Refrigerator

Interior Feat: Built-in Features, Cable TV Available, Decorative Lighting, Double Vanity, Eat-in Kitchen, Flat Screen Wiring, Granite Counters, High Speed Internet Available, Kitchen Island, Open Floorplan, Vaulted Ceiling(s)

Exterior Feat: Balcony, Covered Deck, Covered Patio/Porch, Dock, Fire Pit, Outdoor Grill, RV/Boat Parking, Storage

Park/Garage: Garage

Street/Utilities: All Weather Road, City Sewer, City Water, Electricity Connected

Lot Description: Many Trees, Subdivision, Water/Lake View

Restrictions: Deed

Showing: Appointment Only, Call Listing Agent, Text Listing Agent

Waterfront: Canal (Man Made), Dock - Uncovered, Lake

Plat Wtrfn Bnd:

Front

Dock Permitted: Yes

Lake Pump:

Remarks

Property Description: This rare property on cedar creek lake consists of 12 lots that make up 3+ gorgeous acres of a beautiful lake community (only voluntary HOA) with lots of trees for added seclusion. Large, FULLY remodeled home comes fully furnished and is perfectly set for short term rentals or a vacation home- sleeping 15 with excellent rental history since hitting the market this year. Beautiful engineered hardwoods, modern finishes, custom furniture, ample entertainment space, and open floor plan are perfect for getting away. Amazing lake views from the back balconies, oversized 3 car garage workshop with electric, and a dock with personal watercraft lifts. Canal needs some dirt work to utilize dock. Check out transaction desk for list of updates. Absolute must see!!

Public Driving: Use GPS

Directions:

Agent/Office Information

Lst Ofc: Phillips Realty Group & Assoc

Lst Agt: [Justin Phillips](#)

Prepared By: Justin Phillips Phillips Realty Group & Assoc on 07/13/2022 14:33

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