

# \$139,500 - 1204 Fannin St., George West

MLS® #1871472

**\$139,500**

2 Bedroom, 1.00 Bathroom, 920 sqft  
Residential on 0.27 Acres

N/A, George West, TX

Charming, updated, and perfectly located-this cozy 2-bedroom home is ideal for first-time buyers or anyone looking to downsize. Nestled in a quiet neighborhood and just a short walk to local schools and shops, this property offers comfort, convenience, and style. Property Highlights: \*2 Bedrooms / 1 Bathroom / 2-Car Garage \*920 Sq Ft of thoughtfully designed living space \*.265 Acre Lot with rock landscaping for easy maintenance \*Pier and Beam Foundation Renovations in 2022 with updated Features: \*Neutral interior paint colors \*Wood-look laminate flooring in main areas \*Cozy carpet in bedrooms \*Updated bathroom with modern shower and single vanity \*Stylish butcher block countertops in the kitchen \*All kitchen appliances included Additional Amenities: \*Central HVAC system + window unit for extra cooling \*Newer water heater \*Updated light fixtures and ceiling fans \*Composite roof for long-lasting protection \*City utilities connected for convenience Don't miss the opportunity to own this beautifully updated home in the heart of George West!



Built in 1985

## Essential Information

MLS® #	1871472
Price	\$139,500
Bedrooms	2
Bathrooms	1.00

Full Baths	1
Square Footage	920
Acres	0.27
Year Built	1985
Type	Residential
Sub-Type	Single Family Detached
Style	Traditional
Status	Active

### **Community Information**

Address	1204 Fannin St.
Area	3100
Subdivision	N/A
City	George West
County	Live Oak
State	TX
Zip Code	78022

### **Amenities**

Amenities	None
Parking	Two Car Garage
Pool	None

### **Interior**

Interior	One Living Area, Liv/Din Combo, Eat-In Kitchen, Utility Room Inside, Laundry in Closet
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range, Refrigerator, Smoke Alarm
Heating	Central
Cooling	One Central, One Window/Wall
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

### **Exterior**

Exterior	Wood
Exterior Features	Covered Patio, Partial Fence, Mature Trees, Ranch Fence
Lot Description	City View, County Vlew
Roof	Composition

Construction      Pre-Owned

### **School Information**

District              George West ISD  
Elementary          George West  
Middle                George West  
High                  George West

### **Additional Information**

Date Listed          May 30th, 2025  
Days on Market      153  
HOA Fees             0.00

### **Listing Details**

Listing Agent        Cynthia Dubois  
Listing Office        United Country RE-Bluntzer RE

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