

# Classic Homes

4060 Hackberry Circle, Hackberry Farms, Caddo Mills, TX  
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[WWW.Classichomestx.com](http://WWW.Classichomestx.com)

## Upgraded Interior Features

- One Story, 1861 Square Feet Living Area
- 3 Bedrooms, Breakfast Nook, and Formal Dining Room/Study
- 2 Car Garage – Side Entry
- 2 Full Baths with Linen Closets
- Family Room with Wood Burning Fireplace with Custom Mantle
- Master Bedroom with 10 Ft. Slopped Ceiling
- Crown Molding in Entry
- Granite Kitchen Countertops
- Ceramic Tile Kitchen Backsplash
- 10 inch Stainless Steel Sink with Pullout Faucet
- Beautiful 36 inch Staggered Solid Wood Cabinets
- Kitchen Bar Top
- Ceramic Tile in All Wet Areas
- Programmable Thermostat
- Ceramic Tile Dining, Breakfast Nook and Kitchen
- Wood Flooring in Family Room and Formal Dining Room/Study
- Laundry Room with Ceramic Tile
- Abundant Walk In Closets Throughout
- Beautiful Marble Jetted Tub
- 1<sup>st</sup> Upgrade Carpeting in All Bedrooms
- ½ inch Pad with Carpeting
- Rounded (Bull Nosed) Corners
- Archways in Formal Areas
- Brushed Nickel Lighting Fixtures and Door Hardware
- Maytag Appliances - Stainless Steel
- Sweater Boxes in Master Closet
- 50 Gallon Electric Water Heater
- 2” Faux Wood Blinds Throughout

## Upgraded Exterior Features

- 90% Brick Exterior w/ Stone Accent on Front
- Large Front Porch
- Oversized Garage – Side Entry
- Concrete Driveway
- 100% OSB Exterior Sheathing on Walls
- Tyvek House-wrap
- 30 Year Dimensional Shingles
- 14 SEER Trane Air Conditioning Unit
- 2X6 Exterior Walls
- Foam Encapsulated Insulation Package
- Framing Bolted to Engineered Post Tension Foundation
- Hurricane Clips in Roofing
- Oversized Covered Porch and Covered Patio
- Cedar Shutters on Front
- Low-E Energy Efficient Vinyl Windows
- 100% Seamless Gutter System
- Designer Fiberglass Front Door
- Landscape Package Included
- 6 Station Sprinkler System and Sod Front & Sides

*This Custom Built Homes is on 1½ Acres in a Quiet, Serene Country Community. It is also Located in the Highly Recognized Caddo Mills School System*

**\$ 175,400**

*Builder reserves the right to make changes in plans and specifications without notice  
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