



\$599,000

- **6 Acres Heavily Treed**
- **Seasonal Creek**
- **5 Acres Ag Exemption**
- **20 x 12 Workshop with Electric and Sink**



135 West Dickson Lane

Little Elm

Just over 6 heavily treed acres backing to Corp of Engineers. Water for deer and wild turkey or fish and canoe into Lake Lewisville on the seasonal creek.

- Heavily Treed 6 Acres, Backs to Corp of Engineers with Seasonal Winding Creek
- Home features Brick Façade with Rocker Front Porch and Glass Inlaid Front Door
- Formal Dining has Built-In Shelving, Tile Floors and Chandelier
- Family Room is open to Kitchen with Tile Floors, Stone Fireplace and Peaceful Views
- Den has Tile Floors and Door to Back Porch
- Chef's Kitchen offers Walk-In Pantry, Double Ovens and Abundance of Built-In Cabinetry and Counter Space and Eat-In Dining Area
- Utility Room has Built-In Mud Bench
- Master Bedroom features Gorgeous Views, Carpet and Door to Back Porch
- Master Bath has Claw Foot Tub, Separate Vanities, Separate Shower and 2 Walk-In Closets
- Main Level Second Bedroom for Guests
- Full Bath has Stand-Up Shower and Framed Mirror
- Two Spacious Secondary Bedrooms Upstairs each with Walk-In Closets
- Full Hollywood Bathroom with Dual Sinks and Built-In Shelving for Storage
- Upstairs Game Rooms offer a great place to entertain, relax or study
- One Game Room has walls of Built-In Shelving
- Back Porch spans the length of the home with Ceiling Fans, Perfect spot for Morning Coffee or Relaxing after a Long Day
- 20 x 12 Workshop has Concrete Floors, Electric, Sink and Loft Area for Storage
- Well House
- 2 Car Oversized Side Garage with Closet and Exterior Door
- Property is partially Fenced with Barbed Wire and Hot Fencing around the Homestead
- 5 Acres Ag Exempt with Horses, Cows and Chickens Allowed
- House is on Private Well and Aerobic Septic System
- Metal Roof
- Foundation—2012

4 Bedrooms / 3 Baths / Living / 2 Dining / Den / 2 Game Rooms / 2 Car Garage

MLS:	14678909	Family Room:	12 x 13	Formal Dining:	14 x 14	Master Bedroom:	14 x 19
Year Built:	1996	Den:	12 x 13	Kitchen:	13 x 13	Bedroom 2:	13 x 13
Lot Size:	6.048 acres	Utility:	9 x 7	Breakfast:	8 x 13	Bedroom 3:	13 x 13/2
Square Feet:	3778/appraiser	Game Room:	33 x 13/2	Game Room:	21 x 14/2	Bedroom 4:	13 x 12/2

Little Elm ISD:

Oak Point Elementary

Lakeside Middle

Little Elm High

*Schools subject to verification through Little Elm ISD



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