

ENJOY THE FREEDOMS ONLY A HOUSE CAN OFFER

.....**AND ONLY A VERY “GREEN” HOUSE COSTS SO LITTLE**



State of the art Air Tight Foam Insulation® normally applied to walls and roof of houses costing over \$500,000 reduces utilities to a fraction of normal.

Low cost combined electric & gas only average around \$ 110\month

You can afford to enjoy the benefits of living in a house when your utilities are so low. Compare your total living expense to this beauty. Why rent when you can have the privacy of your own house, large fenced yard and storage building?

1325 JAMES AVE. - WALK OR BIKE TO CLASS

- Priced affordably for today's market
- Surrounded by Baylor student housing
- No neighbor only a wall away
- FULLY FURNISHED OR UNFURNISHED – same price.
- Completely renovated in and out
- Large screened yard for playing and hobbies
- Hardwood and tile floors for easy maintenance
- Huge living\entertainment room
- Full sized kitchen
- Lighted patio for grilling and gathering
- All weather, secured storage building
- Ample, lighted, off-street parking
- Spacious air conditioned attic storage
- Dusk to dawn security light
- Relax in your swing on your covered front porch
- Custom mini blinds
- Includes all kitchen appliance and washer and dryer
- Fire, smoke, CO2 alarm system
- Wired for cable and high speed internet
- Ceiling fans throughout
- Central heat an air conditioning
- Owning gives you the freedom to personalize this house the way YOU want it.
- You can pay rent and higher utilities for the usual college student house or, you can own a “Green Home” with lower utilities and have a great place where you’re glad to live.
- Large 2 Bedrooms, Kitchen, 1 Bath, Utility Room, Faux Fireplace

For Sale

You've got to come inside and see this place!
Call us today to check it out.

Listed, Leased and Managed by:

Carbajal Realty, Inc.

1621 James Ave.

Waco, TX 76706

Ph: 254 - 235 - 8343

Fax: 254 - 235 - 7577

Email: contact@carbajalrealty.com