



**\$998,000**

## **8695 CLYDE ACORD ROAD FRANKLIN TX 77856**

<https://remschelrealty.com>

Presenting an absolutely amazing Camp Creek lake house compound located [...]

- 5 beds
- 4 baths
- Single Family Residence
- Residential
- Active
- 2470 sq ft



**John Flynn**

## **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 4 baths

**Floors:** 1 floor

**Lot size:** 43560, 1 sq ft

**Subdivision Name:** Other

**Type:** Single Family Residence

**Bedrooms:** 5 beds

**Half baths:** 1 half bath

**Area:** 2470 sq ft

**Year built:** 1955

**County:** Robertson

## Building Details

**Water Source:** CommunityCoop

**Construction Materials:**  
HardiplankType

**Foundation Details:** Slab

**Levels:** One

**Floor covering:** Concrete

**Lot Features:** LakeFront,TreesLargeSize,Trees,Waterfront

**Covered Spaces:** 1

**Garage Spaces:** 1

**Other Structures:** Gazebo

## Amenities & Features

**Parking Features:** Detached, Garage

**Patio & Porch Features:** Covered, Deck

**Accessibility Features:** None

**Association Amenities:** MaintenanceGrounds

**Cooling:** CentralAir, Electric

**Fireplace Features:** Gas, GasLog

**Interior Features:**

WindowTreatments, CeilingFans, DryBar, KitchenExhaustFan, KitchenIsland, ProgrammableThermostat

**Security Features:** SmokeDetectors

**Spa Features:** Community

**Roof:** Metal

**Utilities:** NaturalGasAvailable, SewerAvailable, SepticAvailable, WaterAvailable

**Exterior Features:** FirePit, SprinklerIrrigation

**Heating:** Central, Electric, Propane

**Appliances:**

SomeGasAppliances, Dishwasher, GasRange, GasWaterHeater, IceMaker, MultipleWaterHeaters, PlumbedForGas, Refrigerator

## Nearby Schools

**Middle Or Junior School District:** Franklin

**Elementary School District:** Franklin

**Middle Or Junior School:** ,

**High School District:** Franklin

## Expenses, Fees & Taxes

**Association Fee:** \$2,300



## Miscellaneous

**Association Fee Frequency:**  
Annually

**List Office Name:** Keller Williams Realty Brazos Valley  
office

**Listing Terms:** Cash, Conventional

**Community Features:** Deck, Porch, Storage Facilities

## Agent Details

**List Agent Name:** John Flynn

**Agent Email:** John@brazosvalleyrealty.com

