



Welcome HOME GUIDE



YOUR COMPLETE GUIDE TO AREA REAL ESTATE • SUNDAY, NOVEMBER 8, 2009 • PUBLISHED BY THE HERALD DEMOCRAT

FEATURED HOME OF THE MONTH



2295 N FM 1743, Windom
4/4/2 w/Metal Shop & RV Parking
ON 20 ACRES. Beautiful kitchen w/granite counters, island, & walk-in pantry. Crown molding thru out, central vac, gas log fp, monitored burglar/fire alarm, high speed internet, tankless water heater.

Rachael Robison 903-815-2973

New Homebuyer Tax Credit is Approved By Congress

Jenel McGrath, ABR, CRS, GRI President Greater Texoma Association of REALTORS®

Jenel McGrath, President of the Greater Texoma Association of REALTORS® said, "This is great news for Grayson County.

Late Thursday afternoon, November 5, 2009, the Senate passed an extension of the homebuyer tax credit that was due to expire on November 30, 2009. The U.S. House of Representatives previously passed the bill. President Obama is expected to sign it into law.

Homebuyers, first-time and move-up buyers, can take advantage of the great selection of homes we currently have for sale. Increasing homeownership is always good for a community."

First-time homebuyers - or anyone who has not owned a home in the last three years - now have until April 30, 2010 to sign a contract to purchase a home. They must "close" on the home by June 30, 2010 to qualify for the \$8000 tax credit. Previously, the sale had to be completed by November 30th.

As with all government programs, there are certain income limitations. The credit is only available for the purchase of principal homes costing \$800,000 or less. In addition, vacation homes are not eligible. The credit is phased out for individuals with annual incomes above \$125,000 and for joint filers with incomes above \$225,000.

A provision of the new bill extends the homebuyer tax credit to current homeowners wanting to change homes. Once the President signs the bill, anyone who has owned his or her current home for at least 5 years will be eligible for a tax credit of \$6,500. Again, the buyers have until April 30, 2010 to sign a contract to purchase a home and must "close" on the home by June 30, 2010.

About 1.4 million first-time homebuyers have qualified for the existing tax credit through August. The National Association of REALTORS® estimates that 350,000 of them used the tax credit to help them purchase their homes.

For more details about the homebuyer tax credit and to determine if you qualify, contact a member of the Greater Texoma Association of REALTORS® or visit their website: www.TexomaRealtor.com.

OPEN HOUSES

SHERMAN



1406 Mallard, Sherman \$113,000
Super nice 3/2 home in one of Sherman's most popular neighborhoods. Open floor plan, LR w/ WBFP, split bedrooms, kitchen/dining combo. Covered patio, fenced backyard, sprinkler system. Community pool. FM 1417 to Country Ridge subdivision. Turn W to Swan. L to Cardinal. L to Mallard.
Misty Page 903.271.0694



1705 Timberline, Sherman \$134,900
Immaculate 3/2.5/2 in Pebblebrook. Large family room, kitchen with island. Ceramic tiled wet areas. Oversized lot. FM 1417 S to Park Ave. E to Timberline Ln. N to house.
Ron Vardeman 903.327.5004



2000 Peggys Cove, Sherman \$135,000
WOW! You won't believe this house! Over 1800 sq. ft., 3 BR, 2 BA, 2 DAs, open floor plan...all on an oversized lot! Looks just like a model home. Come See! FM 1417 to Pebblebrook subdivision. R on Peggys Cove. First house on R.
Amanda Phillips 903.267.9704



712 Carriage Estates Rd., Sherman \$179,900
Be sure and come see this home on your tour today!! 3/2.5 on 1 acre homesite! Established rural addition. This home has many updates including new AC in July. From Hwy. 75, go W past FM 1417 to Carriage Estates Rd. S to home.
Marilyn Baird 903.821.5892



2851 Wilsonwood Way, Sherman \$221,500
Well-maintained 3/2/3 on 1 acre offers the best of both worlds...country comfort & city conveniences close by. Open floor plan, FP, island kitchen, breakfast area, formal dining, study, master suite. Fenced backyard, above ground pool, storage. Great Location! FM 1417 S of Hwy 56 to O B Groner Rd. Turn W to Wilsonwood Way and R to house on R.
Sandra Croteau 903.271.4344



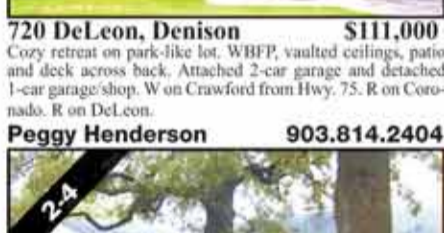
2400 Turtle Creek Rd., Sherman \$279,900
Quality abounds in this 3600+ sq. ft. home! 3 HVAC zones, energy efficient, Pella windows, large rooms to entertain family and friends. From Hwy 75, exit Lamberth and head W. Turn L on Turtle Creek Dr. House on R.
Stacey Olmstead 903.821.1114

DENISON



1620 W. Washington, Denison \$87,500

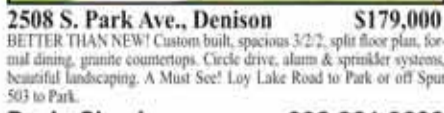
Well maintained 3/2 brick home w/ carport on corner lot. FP, galley kitchen w/ double oven. Fenced, tree backyard with patio. Conveniently located near shopping & schools. Morton St to Bush. Turn N to Washington and turn R.
Bruce Stidham 903.821.5559



720 DeLeon, Denison \$111,000
Cozy retreat on park-like lot. WBFP, vaulted ceilings, patio and deck across back. Attached 2-car garage and detached 1-car garage/shop. W on Crawford from Hwy. 75. R on Coronado. R on DeLeon.
Peggy Henderson 903.814.2404



905 W. Heron, Denison \$169,500
One of a kind! 3/2, basement, guest quarters, 2 detached garage workshops...all on 1 acre in town! Lg LR/DR, FP, galley kitchen, breakfast area, double oven and more. Basement has FP and bath. Lg family room w/ office. Enclosed patio serves as game room. 2 garage/workshops. S. Armstrong to Scullin. Turn N to Heron. Turn W. House on R.
Rhonda Lasater 903.818.9040



2508 S. Park Ave., Denison \$179,000
BETTER THAN NEW! Custom built, spacious 3/2/2, split floor plan, formal dining, granite countertops. Circle drive, alarm & sprinkler systems, beautiful landscaping. A Must See! Lay Lake Road to Park or off Spur 503 to Park.
Paula Cloud 903.821.0299



780 Lakeview Dr., Denison \$194,900

Enjoy living at the lake in this quiet subdivision. Near Denison Dam and Eisenhower State Park. 3/2/2 brick home on corner lot. Lg master and living area. Covered patio on lower level w/ lake view from balcony. Only steps to the water! Ready to move in! Hwy. 75N. L on Randall Lake Rd. L on CR1310. R on Thompson Heights. R on Lakeview.
Debbie Hudnall 903.815.4068



228 College Creek Dr., Denison \$249,900
3/2/2 in quiet quality subdivision, outside of city limits. Located near Grayson C.C. and the new TMC Hospital. Hwy. 75N to W. Hwy. 691. R on Westridge. R on College Creek.
Simone Belmonte 903.814.2416



1111 FM 1310, Denison \$250,000

Outdoorsman's Paradise! Country setting on 3 acres. Near boat ramp, Eisenhower State Park, & Lake Texoma. 2-stall bay garage/shop to park RV/boat. Small barn. 3/3 has it all! Many updates! Exit Hwy. 91 off Hwy. 75. Turn L traveling toward Denison Dam. L on FM 1310, 2nd house on R.
Susanne Kulbeth 903.327.5441

OTHER AREAS



114 N. Pecan, Bells \$155,000

Remodeled 1930's Colonial home. Hardwood floors, crown molding, window seating, & modern kitchen. Upstairs offers a living area, full bath, & slant roof bedrooms. All appliances included & all furniture is negotiable. Bonus feature is 1 BR cottage w/ garage & storage area. In Bells, located on SW corner of Hwy. 56 and Hwy. 69. White house w/ blue trim.
Susanne Kulbeth 903.327.5441



314 W. Fox Creek Ln., Whitesboro \$176,250

Fabulous custom built 3/2/2 on almost 4 acres with pond. Large kitchen and living area. Split bedrooms, open floor plan. US 82 W to Roland Rd. N then W to W. Fox Creek Ln. N to home on R.
Ron Vardeman 903.327.5004



134 Redbud, Pottsboro \$599,000

Lake Texoma's Finest! View the islands from your balcony on every level. 3-story home w/ elevator. 1st floor for guests. 3rd floor w/ kitchen, den, and dining. Could be full-time living, weekend getaway or company retreat. One of a kind show-place! From Hwy. 120N, take Georgetown Rd W apps. 5 mi to Russwood Rd. Go R into Russwood. Redbud is 1st street on R.
Travis Hand 903.227.5258

COME TO THE REAL ESTATE AUCTION ON NOV. 14TH AND MAKE AN OFFER!



2787 Hudgins Rd., Sherman

Exceptional home on over 3.5 acres. Magnificent and immaculate home loaded with upgrades. 3 FP's, 2 LA, 2 DA, open floor plan. Heated pool/spa. Well. Near golf course, Hwy. 82 to S on Hudgins Rd (Preston Rd).

Debbie Hudnall 903.815.4068



Virginia Cook, Realtors

Sherman (903-893-8174) • Denison/Lake Texoma (903-465-7131) • www.virginiacook.com

