



**CLAYTON - WAGGONER**  
PROPERTIES

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## Hills of Childress Creek

**\$439,900**



7.00 Acres  
McLennan County  
406 Kash Derrick Drive China Spring,  
Texas

### Contact the Agent

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### PROPERTY HIGHLIGHTS

Stunning and secluded Hills of Childress Creek home in China Spring ISD. Built in 2001 and beautifully updated in 2014, this 3BR/2.75BA home with 2844 SQFT is set back from the road on a heavily-wooded 7 acre lot. Recent exterior upgrades include a new roof, new gutters, a new A/C unit, new landscaping pavers and a 10x12 storage/tool shed. Inside, this home features numerous decorative upgrades including Marazzi wood plank design porcelain floor tile throughout the house, Tortuga granite countertops in the kitchen, baths, and utility room, new wall tile and glass enclosures in the Master Bath and Guest Bath, new Kohler sinks with Delta faucets, new Kitchen Aide double oven, counter-top range, and dishwasher, and new paint throughout the home. Energy efficient upgrades include LED lighting throughout the house and a new hot water heater. The fenced backyard includes a covered patio with ceiling fans. HOA management fees are \$75/annually. Utilities available through Heart of Texas Electric Coop and Cross Country Water Supply.

\*Shown By Appointment Only\*

