



299 N Ghost Branch Road

Trinity, TX 75862

MLS# 36606534 | Trinity County

32-Acre Private Estate • Unrestricted • Gated & Cross-Fenced • Move-In Ready

4 Bedrooms	3.5 Bathrooms	2,108 Sq Ft	32 Acres	1 Story	40x60 Shop
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PROPERTY FEATURES

◆ **Kitchen & Dining**

- Island with breakfast bar
- Kitchen open to family room
- Pantry
- Gas oven & gas range
- Microwave & dishwasher
- Breakfast room (14x10)

◆ **Interior**

- Open-concept layout with views from every room
- Vaulted & high ceilings
- Floor-to-ceiling stone fireplace
- Laminate, tile & vinyl flooring
- Alarm system (owned)
- Utility room in house
- Cement board exterior, slab foundation

◆ **Primary Suite (15x13)**

- Walk-in closet
- Jetted tub
- Separate shower
- En-suite bath

◆ **Additional Bedrooms**

- Bedroom 2: (18x14)
- Bedroom 3: (16x11)
- Bedroom 4: (14x13)
- Secondary baths with tub/shower combo

◆ **Shop & Guest Quarters**

- Oversized 60x40' shop/barn
- Two (12x12) horse stalls
- Tack room
- Guest/MIL quarters with full kitchen & bath
- Plenty of additional storage

◆ **Land & Improvements**

- 32 acres – unrestricted, very private
- Fully cross-fenced & gated entry
- Private pond
- Secluded
- Rolling topography, cleared & wooded areas
- Pastures for horses or livestock
- Additional 35 acres may be available

◆ **Parking & Access**

- Double-wide driveway with gate
- Boat parking/storage
- Workshop on-site

STYLE	YEAR BUILT	ACREAGE	LAND USE	FINANCING
Farmhouse / Traditional	2008	32 Acres	Livestock / Horses / Hunting	Cash, Conv, FHA, VA

SYSTEMS & UTILITIES: Central electric heating & cooling • Ceiling fans & digital thermostat • Attic vents • Public water • Gas Oven & Range

SCHOOLS (GROVETON ISD): Groveton Elementary • Groveton JH-HS

TAXES: \$4,459/year (2025, w/o exemptions) • Tax rate: 1.3285 • No HOA • No restrictions

THE HOME BRANCH

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Information deemed reliable but not guaranteed. Buyer to verify all information.