

Walking Tour Highlights – 1112 Knox Ln, Wharton, TX

Welcome & Exterior:

- 3-bed, 2.5-bath single-story brick home (1993) on a full 1-acre lot – NO HOA
- Caney Trails community – mature oaks on a quiet, friendly street
- Energy-efficient windows (2022) with transferable warranty
- Oversized garage – room for vehicles, tools and projects

Interior Layout:

- Fresh paint throughout – wallpaper removed
- Formal dining room with real hardwood floors
- Updated carpet in the living room and primary bedroom (transferable warranty)
- Oversized family room with plenty of space to unwind

Kitchen Features:

- Abundant solid wood cabinetry – a window over the sink for natural light
- Electric range – about 2 years old
- Easy flow into the formal dining room • Oven and microwave stay

So Much Storage:

- Solid wood cabinets throughout • Large closets with built-ins
- Expansive laundry room with a convenient half bath • Garage shelving stays
- Storage like they don't make anymore – a seller favorite

Outdoor Living:

- 33' x 8' covered back patio – perfect for relaxing or entertaining
- Wide-open yard with plenty of room to play, garden or add a shop
- Peaceful country setting with Caney Creek nearby – perfect for nature lovers
- Located out of the 100-year floodplain (per survey)

Utility Information:

- Electric: about \$200 / month average – all-electric home, no gas bill
- Water: private well – no water bill
- Sewer: septic system
- Trash: Adams Trash, Tuesday pickup (other providers available)

Other Features:

- Living room TV mount stays
- Survey available
- Wharton ISD • Close to shopping and dining

For more information scan here



Buyer to verify all items listed for accuracy prior to offer.