

Move In Ready
Incentives



3-2-1 Buydown on
80% Loan
or \$24K in Upgrade
Credits!

\$654,900

4745 Sarah Dr, Caddo Mills, TX 75135



NO HOA NO MUD NO PID NO CITY TAX

4745 Sarah Drive | MLS 20504293 | \$654,900

4 Bedrooms | 3 Baths | 2,623 SF | 2 Car | 1 Acre

Energy Efficient | Premium Finish outs

**3-2-1 Buydown on
80% Loan or \$24K in
Upgrade Credits thru
August 31st!**

*Buyers must qualify for financing



\$654,900.00 with the 3-2-1 buy down & 20% down with a 780+ credit score.

Rate as of today is 7%

Incentive Rate is 4%

1st year 4% and P&I is \$2,498.66

2nd year 5% and P&I is \$2,809.79

3rd year 6% and P&I is \$3,138.44

4th year 7% and P&I is \$3,483.01

HOMES AND LOTS AVAILABLE

2023 TAX RATES

Caddo Mills ISD 1.26%

Hunt County 0.34%

Hunt Memorial Hospital District 0.20%

Combined Effective Rate 1.79%



**OWENS WARFORD CUSTOM
HOMES**

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