

PLAN 1590 / 4 BDRM - 4 BATH / 1590 SQFT OF LIVING AREA

1606 Sqft Under Roof / 803 Sqft of Slab / 787 Sqft A/C Down / 803 Sqft A/C Up



Why pay rent, when you can own for less? Secure, Gated Luxury at a Sensible Price

Home

Investment Projections

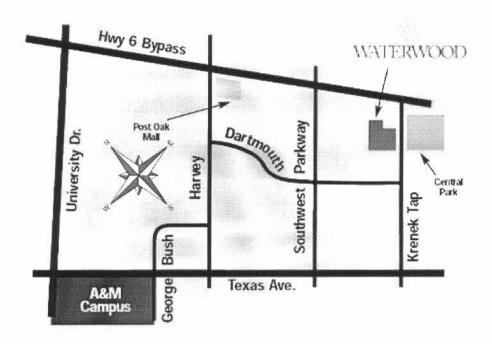
Living Spaces

Specifications & Features

Location & Amenities

About Us

Contact Us



Convenient Location

- Only 2 miles from A&M campus with shuttle bus access
- Less than 5 minutes from Sorority Row, Post Oak Mall & many restaurants
- Secure, gated entry with brick columns and wrought-iron fencing
- Picturesque setting next to beautiful, city-owned Central Park
- Park amenities include soccer fields, tennis courts, basketball court, jogging paths and ponds
- Paved jogging path with rubberized surface and bicycle lanes along Krenek Tap Road
- Recreational amenities include pool, hot tub and sport court
- Heavily landscaped grounds with large natural trees and pond with waterspout
- Homeowners Association maintains all common areas and building exteriors
- · Assigned resident parking



TEXAS ASSOCIATION OF REALTORS®

SELLER'S DISCLOSURE NOTICE

©Texas Association of REALTORS®, Inc. 2014

Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.

			Tool inc in	minum disclosures n		College and the later of the la		
CONCERNING THE PROPERTY AT College Station, TX 77840								
			20 - 11				-	
DATE SIGNED BY SEL	I FR A	ND IS	NOT A S	S KNOWLEDGE OF	F THE CONI	DITION OF THE PROPERTY A	SO	F THE
MAY WISH TO OBTAIN	V IT IS	NOT	A WARRA	MITA OF ANA KIND	ANY INSPEC	CTIONS OR WARRANTIES TH R, SELLER'S AGENTS, OR AN	IE B	UYEF
AGENT. Melliso	. 11-		att DL	ANT OF ANT KIND	DY SELLE	H, SELLER'S AGENTS, OR AN	1A C	THEF
Seller Wis Dis not o	CCUDVI	an the	Proporty	NU	Haw to the	g since Seller has occupied the		
	ссируп	ig the	or The	ever occupied the Pro	ner), now ion	ig since Seller has occupied the	Pro	perty
Section 1. The Proper This notice does n	iot estal	olish the	ems marke e items to b	ed below: (Mark Yes e conveyed. The contra	s (Y), No (N) act will determ	, or Unknown (U).) ine which items will & will not conve	ev	
Item	YN		Item		YNU	Item	Y	N U
Cable TV Wiring	V		Liquid I	Propane Gas:	V	Pump: ☐ sump ☐ grinder		V
Carbon Monoxide Det.		V	-LP Co	mmunity (Captive)		Rain Gutters	1	V
Ceiling Fans	V		-LP on	Property	V	Range/Stove	V	
Cooktop	y		Hot Tul)		Roof/Attic Vents	Ť	1/
Dishwasher	V		Interco	m System		Sauna	1	V
Disposal	V		Microw	ave	V	Smoke Detector	V	-
Emergency Escape	1		Outdoo	r Grill		Smoke Detector - Hearing	-	1
Ladder(s)						Impaired		V
Exhaust Fans	V		Patio/D	ecking	V.	Spa		1
Fences	V		Plumbir	ng System	V	Trash Compactor	11	1
Fire Detection Equip.	V	-	Pool - Complex vool			TV Antenna		V
French Drain	V	,	Pool Ed	uipment	V	Washer/Dryer Hookup	V	1
Gas Fixtures	V		Pool Ma	aint. Accessories	V	Window Screens	V.	_
Natural Gas Lines	V		Pool He	ater		Public Sewer System	V	
Item			YNU		Additio	nal Information		
Central A/C			V	electric gas				
Evaporative Coolers			V	number of units: _	nka			
Wall/Window AC Units			V	number of units: _				
Attic Fan(s)				if yes, describe:				
Central Heat			V.	♥ electric gas	number of	units:		
Other Heat			if yes, describe:					
Oven			number of ovens: electric gas other:					
Fireplace & Chimney			V	✓ wood gas logs mock other:				
Carport				☐ attached ☐ not attached				
Garage			V	☐ attached ☐ not attached				
Garage Door Openers			V	number of units: number of remotes:				
Satellite Dish & Controls	C	shle	V.	owned Vease	ed from Su	iddenkink.		
Security System				☑owned ☐lease	ed fromp	ever activated		
Water Heater				Ø electric ☐ gas	other:	number of units:	1	
Water Softener			V	□ owned □ lease	d from			\
Underground Lawn Sprinkler			V	automatic manual areas covered: Common area				
Septic / On-Site Sewer F	acility		V	if yes, attach Inform	nation About	On-Site Sewer Facility (TAR-14		-
TAR-1406) 01-01-14		Initiale	ed by: Buy			All 1111		W Rate
oldwell Banker - The Ron Brown Company, 9.	30 Walnut Si	treet Columi	ous, TX 78934		and Selle			1 of 5 nek Tap#
				e and of speedly tourn titleet	wille Huad, Fraser,	wilchigan 48026 <u>www.zipl_oqix.com</u>		

Concerning the Property at					College Station,, TX 77840					
] other:			
Was the Property built be										
(If yes, complete, sig						d paint h	nazards)			
								oximate)		
Roof Type:		Turnortis (ob	_ Ay	Je	of pound	na plaa	ed over existing shingles or roof co			
		Property (Si	iingie	28 01 10	or coven	ng piac	ed over existing stilligles of fool co-	vering):		
🗌 yes 🔲 no 🔯 unkno	WIT									
Are you (Seller) aware of	any of the item	s listed in th	nis S	ection	1 that are	not in	working condition, that have defects	s, or are		
							essary):			
nood of ropali.	Entro In your	30001100 (011			1180 -11					
					2 2					
			s or	malfu	nctions ii	n any o	of the following?: (Mark Yes (Y) if	you are		
aware and No (N) if you	are not aware	.)				-id	UM			
Item	YN	Item			Y.	NM	Item	YN		
Basement		Floors			V	M	Sidewalks	V		
Ceilings	V	Foundatio	n/S	Slab(s)	100	V	Walls / Fences	V		
Doors		Interior W		1-7		V	Windows			
Driveways		Lighting F		96			Other Structural Components			
		Plumbing				V	Other official at Componente			
Electrical Systems		Roof	Syst	Systems			+			
Exterior Walls		HOOI				,				
Section 3. Are you (Se you are not aware.)	eller) aware of	any of the	follo	owing	conditio	ns: (Ma	ark Yes (Y) if you are aware and I	10 (N) IT		
Condition			Y	N	Condit	ion		YN		
Aluminum Wiring			-	V	Previous Foundation Repairs			V		
Asbestos Components				1	Previous Roof Repairs 3			V		
Diseased Trees: oak wilt				1	Other Structural Repairs			V		
Endangered Species/Habitat on Property				V				V		
Fault Lines				V	Settling			No		
Hazardous or Toxic Waste				V	Soil Movement			- /		
Improper Drainage			4		Subsurface Structure or Pits Underground Storage Tanks					
Intermittent or Weather Springs			-	V				1		
Landfill				V			ements			
Lead-Based Paint or Lead-Based Pt. Hazards Encroachments onto the Property			-	1	Unrecorded Easements Urea-formaldehyde Insulation			V		
Improvements encroach		nronerty	+-		Water Penetration			V		
		property	+		Wetlands on Property			1		
Located in 100-year Floodplain				1	Wood Rot			V		
Located in Floodway Present Flood Ins. Coverage					Active infestation of termites or other wood					
(If yes, attach TAR-1414)				V	destroying insects (WDI)					
Previous Flooding into the Structures				/	Previous treatment for termites or WDI			4		
Previous Flooding onto the Property				V	Previous termite or WDI damage repaired			V		
Located in Historic District				V	Previous Fires					
Historic Property Designation				V	Termite or WDI damage needing repair			IV,		
Previous Use of Premises for Manufacture				V			able Main Drain in Pool/Hot	V		
of Methamphetamine					Tub/Sp		111.			
(TAR-1406) 01-01-14	Initiale	d by: Buyer				and S	Seller: MH , XHH NH Pa	ge 2 of 5		

Conce	erning the Property at	College Station, TX 77840
If the a	answer to any of the items in Section	3 is yes, explain (attach additional sheets if necessary):
	*A single blockable main o	drain may cause a suction entrapment hazard for an individual.
which	on 4. Are you (Seller) aware of any has not been previously disclossary):	ed in this notice? yes no If yes, explain (attach additional sheets i
Section not aw	on 5. Are you (Seller) aware of an	y of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are
N N	Room additions, structural modi in compliance with building code	fications, or other alterations or repairs made without necessary permits or not s in effect at the time.
	Name of association: Manager's name: Fees or assessments are: \$ _ Any unpaid fees or assessme	antenance fees or assessments. If yes, complete the following: Decided Decided
Ø 0	with others, if yes, complete the t	ch as pools, tennis courts, walkways, or other) co-owned in undivided interest following: mmon facilities charged? yes no If yes, describe:
	Any notices of violations of deed Property.	d restrictions or governmental ordinances affecting the condition or use of the
□ ਤ	Any lawsuits or other legal procesto: divorce, foreclosure, heirship,	eedings directly or indirectly affecting the Property. (Includes, but is not limited bankruptcy, and taxes.)
	Any death on the Property except the condition of the Property.	ot for those deaths caused by: natural causes, suicide, or accident unrelated to
J Ø	Any condition on the Property wh	ich materially affects the health or safety of an individual.
⊐ ⊄	hazards such as asbestos, radon	than routine maintenance, made to the Property to remediate environmental, lead-based paint, urea-formaldehyde, or mold. or other documentation identifying the extent of the remediation (for example, or other remediation).
	Any rainwater harvesting system public water supply as an auxiliar	m located on the property that is larger than 500 gallons and that uses a ry water source.
□ Ø	The Property is located in a p retailer.	propane gas system service area owned by a propane distribution system
(TAR-14	406) 01-01-14 Initialed by:	: Buyer:, and Seller: MH , WH NH Page 3 of 5
N. A. S.		Buyer:, and Seller: // // Page 3 of 5

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

1001 Krenek Tap #

Concerning the Pro	perty at		Krenek Tap # 2503 Station,, TX 77840	
If the answer to any	of the items in		h additional sheets if necessary):	
Section 6. Seller	□ has ☑ has	s not attached a survey of the	Property	
Section 7. Within regularly provide	the last 4 ye	ars, have you (Seller) receive	ed any written inspection repo	orts from persons who litted by law to perform
Inspection Date	Туре	Name of Inspector		No. of Pages
☐ Homestead ☐ Wildlife Mana ☐ Other:	gement you (Seller)	☐ Senior Citizen ☐ Agricultural	rrently claim for the Property: Disabled Disabled Veteran Unknown damage to the Property	with any insurance
Section 10. Have ynsurance claim or which the claim wa	you (Seller) ev a settlement of as made? y	es Ino if yes, explain:		to make the repairs for
ection 11. Does t equirements of Ch Attach additional sh	lapter 766 of th	ne Health and Safety Code?"	rs installed in accordance wit	h the smoke detector no or unknown, explain.
smoke detect which the dw know the building A buyer may of the buyer's evidence of the buyer may specifies the	tors installed in relling is located lding code require a seller stamily who will he hearing imparts a written locations for in relations for in	n accordance with the requirem d. including performance, location direments in effect in your area de information. The to install smoke detectors for the all reside in the dwelling is hearing airment from a licensed physicing airment from the seller to instan	e-family or two-family dwellings nents of the building code in effection, and power source requirement, you may check unknown above the hearing impaired if: (1) the building-impaired; (2) the buyer gives an; and (3) within 10 days after the smoke detectors for the hearing who will bear the cost of installed.	ect in the area in ints. If you do not e or contact your yer or a member the seller written the effective date, ing-impaired and
				Si (a))

(TAR-1406) 01-01-14

rinte	d Name:	Printed Name:	
8		Signature of Buyer	Date
rne u	ndersigned Buyer acknowledges receipt of the foregoin	g notice.	
	This Seller's Disclosure Notice was completed by Selle as true and correct and have no reason to believe it to AN INSPECTOR OF YOUR CHOICE INSPECT THE P	be false or inaccurate. YOLLARE ENCOLIBAGED	this notice TO HAVE
120		phone #:	
	Propane:	6 (• exposition property)	
	Natural Gas: 0 n(a	phone #:	
	Trash: College Station Ofili	Tres. phone #: 979 - 764 - 3	538
	Cable: Sudden Lent:	phone #:	~
	Water: College Station Stility	PS. phone #: 919 - 764 - 3	538
	Sewer: College Steppon Dtilities	es. phone #: 179 - 764 - 3	238
	Electric: College Station 1) tilities	970 711	252
(4)	The following providers currently provide service to the	property:	
(3)	If you are basing your offers on square tootage, no independently measured to verify any reported information.	neasurements, or boundaries, you should have tation.	those items
(0)	admonty over construction adjacent to public beaches	for more information.	
	dane protection permit may be required for repairs of	If Improvements Contact the local government with	certificate or h ordinance
	mean high tide bordering the Gulf of Mexico, the properties of Act (Chapter 61 or 63, Natural Resources)	Operty may be subject to the Open Recebes Act.	or the Di-
(2)	If the property is located in a coastal area that is seaw	ard of the Gulf Intracoastal Waterway or within 1 00	O foot of the
	registered sex offenders are located in certain zip coor For information concerning past criminal activity in department.	The areas In search the database visit was tuden	atata t
(1)	The Texas Department of Public Safety maintains a consistency sex offenders are legistered in section.	database that the public may assure	
ADD	DITIONAL NOTICES TO BUYER:	MECISSIA	1 10.00
		MELISS A	1 Hom
	ted Name: NICOLA HAMMETT	Printed Name: JEFFREY Hamme	Date
Sign	Acola Slammett 6/11/16 Ted Name: NICOLA HAMMETT Date Ted Name: NICOLA HAMMETT	Jeffammett / Neliss	a Ham
	1 / / / / / / / / / / / / / / / / / / /	scurate information or to omit any material information	in. / 6
Selle	er acknowledges that the statements in this notice are tracer(s), has instructed or influenced Seller to provide inactions.	rue to the best of Seller's belief and that no person,	including the
Call	or solvnousladese that the		



ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS AS REQUIRED BY FEDERAL LAW

C	CONCERNING THE PROPERTY AT 1001 Krene	k Tap # 2503	College Station,
		(Street Address an	nd City)
	A. LEAD WARNING STATEMENT: "Every purchaser residential dwelling was built prior to 1978 is notified the based paint that may place young children at risk of disparation of may produce permanent neurological damage, inclusively behavioral problems, and impaired memory. Lead poison seller of any interest in residential real property is reconsidered paint hazards from risk assessments or inspection known lead-based paint hazards. A risk assessment or prior to purchase." NOTICE: Inspector must be properly certified as required as SELLER'S DISCLOSURE: 1. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED	leveloping lead poisoning disability or ing also poses a par quired to provide the lons in the seller's possions pection for possible d by federal law.	present exposure to lead from leading. Lead poisoning in young children ties, reduced intelligence quotient, ticular risk to pregnant women. The buyer with any information on leadingsession and notify the buyer of any lead-paint hazards is recommended
	(b) Seller has no actual knowledge of lead-based pair 2. RECORDS AND REPORTS AVAILABLE TO SELLER (cf (a) Seller has provided the purchaser with all avand/or lead-based paint hazards in the Property (I	neck one box only): vailable records and re list documents):	ports pertaining to lead-based paint
	(b) Seller has no reports or records pertaining to	lead-based paint and	or lead-based paint hazards in the
C.	Property. BUYER'S RIGHTS (check one box only): 1. Buyer waives the opportunity to conduct a risk as lead-based paint or lead-based paint hazards. 2. Within ten days after the effective date of this conselected by Buyer. If lead-based paint or lead-based contract by giving Seller written notice within 14 days money will be refunded to Buyer.	ssessment or inspection ntract, Buyer may have ased paint hazards are	of the Property for the presence of the Property inspected by inspectors
D.). BUYER'S ACKNOWLEDGMENT (check applicable boxes):		
	 1. Buyer has received copies of all information listed about 2. Buyer has received the pamphlet Protect Your Family 	from Lead in Your Home	
E.	(a) provide Buyer with the federally approved pamp addendum; (c) disclose any known lead-based paint and/ records and reports to Buyer pertaining to lead-based p provide Buyer a period of up to 10 days to have the P	d Seller of Seller's obli- phiet on lead poisoni for lead-based paint haz paint and/or lead-based property inspected; and	gations under 42 U.S.C. 4852d to: ng prevention; (b) complete this zards in the Property; (d) deliver all paint hazards in the Property; (e) (f) retain a completed copy of this
F.	CERTIFICATION OF ACCURACY: The following persons	aware of their responsib	lity to engure compliance
	best of their knowledge, that the information they have provide	led is true and accurate.	/ All A
		Moleccath	west / My way 19
Bu	uyer Date	Seller Mellssa Hammett	Deff Hammetty 6/1/10
Buy	uyer Date	Seller Nicola Hammert	Stanuth 6/1/15
Oth	ther Broker Date	Listing Broker Nicola Hammett	Dale
	The form of this addendum has been approved by the Texas Real Estorms of contracts. Such approval relates to this contract form only. The No representation is made as to the legal validity or adequacy of any transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78	REC forms are intended for us	e only by trained real estate licensees.

(TAR-1906) 10-10-11

TREC No. OP-L