

## 319 N MADISON ST, MADISONVILLE

Gen. Prop. Description: 3/2, 1742 SF, with Courtyard, Deck & Metal Building

Acreage: 0.256 Ac

Road Frontage: Asphalt

School District: Madisonville CISD

Water/Sewer: Public Water/Public Sewer

2013 Tax Information: \$1,060.85 (w/ exemptions); \$1,243.73 (w/o exemptions)

List Price: \$94,900

Directions From Madisonville: Exit #142 & turn L on Hwy 21W, go 2.3 mi & turn R on N Madison, go 3/10 mi, property on L, sign posted.

Buyer's Agents Welcome, but Must Accompany Client from Initial Showing Forward. DBL Real Estate Strives to represent all properties accurately but DBL Real Estate does not assume liability for typographical errors, misprints, nor for misinformation that may have been given to us. Though all information presented is believed to be reliable we do not guarantee the reliability of any information given. Buyer should independently verify all information.



Dir: From I-45N @ Exit #142: Turn L on Hwy 21 & go 2.3 mi, turn R on N Madison & go 3/10 mi, property on L, sign posted.

Physical Property Description - Public: Madisonville - Lovely 3/2 Home, 1742 SF, located on a tree-lined residential street in town! Home features split floor plan w/ large living room, dining room & generous-sized spare bedrooms. Master bedroom has recessed lighting, dual closets, en suite bath w/ jetted tub & separate shower! Back yard has metal building, courtyard & deck. Asking \$94,900

#### Interior, Exterior, Utilities and Additional Information

Microw ave: Yes Dishw asher: Yes Cmpctr: No Dispsl: Yes SeplceMkr: No Oven: Gas Oven Range: Freestanding Range Fireplace: / UtilRm: Utility Rm in House Connect: Electric Dryer Connections, Washer Bedrooms: All Bedrooms Down Connections Energy: Attic Fan, Ceiling Fans Rooms: 1 Living Area, Formal Dining Green/Energy Certifications: Flooring: Laminate, Tile, Vinyl, Interior: Country Kitchen Countertops: Wood Master Bath: Master Bath + Separate Shower, Prvt Pool: No/ AreaPool: Whirlpool/Tub Exter Constr: Asbestos, Stone Roof: Composition Extr: Back Yard, Patio/Deck, Porch, Workshop Foundation: Block & Beam Lot Desc: Corner St Surf: Utility Dist: Waterfront Features: Wtr/Swr Public Sewer, Public Golf Course Name: Heat: Central Electric Cool: Central Electric Water Defects: No Known Defects Restrictions: Zoning Disclosures: Sellers Disclosure Exclusions: Management Co./HOA Name: No / / Maint Fee: No/\$0/ Tax Rate: Tax w /o Exempt/Yr: \$1244/2013 Financing Available: Cash Sale, Conventional

319 Madison

MLS#: 97384046

List Price: \$94,900



Street view

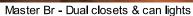


Kitchen: stainless dishw asher, gas stove & upgraded counters

Formal DR or Office



Living room - wood floors





Master BA - jetted tub & separate show er

Notice the beautiful tile work!



Spare BR

Guest BA



Spare Br



Metal building

Data Not Verified/Guaranteed by MLS Obtain signed HAR Broker Notice to Buyer Form

Prepared by: Don Hatcher



### Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

# Information About Brokerage Services

B efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (http://www.trec.texas.gov)

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