

DBL REAL ESTATE

1702 E MAIN ST

MADISONVILLE, TX 77864

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To view this property online,
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see item #**2188D**



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.



Single-Family	ML #: 97384046	Status: A	LP: \$94,900
County: Madison	Tax Acc #: 17258	SP/SF: \$0.00	LP/SF: \$ 54.48
Also For Lease: No	Area: <u>62 -</u>	Location: <u>108 -</u>	KM: 999Z
	<u>Madison County</u>	<u>Other Area</u>	
Addr: <u>319 Madison</u>		City: Madisonville	Zip: <u>77864 -</u>
Sub: None		State: Texas	Country: United States
Listing Firm: DBL Real Estate		Master Planned Community: No/	
Mkt Area: Other	Legal: A-10, Job S Collard, TR 68-1, .176 AC, TR 286, .08 AC	Sec #: None	
SqFt: 1742/Appraisal District	Lot Size: /	Year Built: 1950/Seller	
SchDist: <u>99 - Other</u>	Elem: Madisonville	Middle: Madisonville	High: Madisonville
SCHOOL INFO IS SUBJECT TO CHANGE. BUYERS SHOULD INDEPENDENTLY VERIFY.			

Description and Room Dimensions

Style: Traditional	# Stories: 1	New Construction: No/	Builder Name:	# Bedrooms: 3 /
Type: Free Standing		ApproxComplete:	Access:	#FB/HB: 2/0
LotSize: /	LotDim:	Acres: 0.256/1/4 Up to 1/2 Acre	Utility Rm:	Garage: 0/
Living: 20X12	Dining: 14X9	1st Bed: 19X15	4th Bed:	Carport: /
Den:	Kitchn: 14X11	2nd Bed: 17X12	5th Bed:	FrntDoorFaces:
Game Rm:	Brkfst:	3rd Bed: 13X11	Gar/Car:	
Study:	ExtraRm:	Media:	Show : Appointment Required	

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** Dishwasher: **Yes** Cmpctr: **No** Disposl: **Yes** SepclceMkr: **No** Oven: **Gas Oven** Range: **Freestanding Range**
Fireplace: / UtilRm: **Utility Rm in House**

Connect: Electric Dryer Connections, Washer Connections

Bedrooms: **All Bedrooms Down**

Energy: **Attic Fan, Ceiling Fans**

Rooms: 1 Living Area, Formal Dining

Green/Energy Certifications:

Interior: Country Kitchen

Flooring: **Laminate, Tile, Vinyl, Wood** Countertops:

Master Bath: Master Bath + Separate Shower, Whirlpool/Tub

Prvt Pool: **No/** AreaPool:

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:

Golf Course Name: Heat: **Central Electric**

Cool: **Central Electric**

Wtr/Sw r **Public Sewer, Public Water**

Restrictions: Zoning

Defects: No Known Defects

Disclosures: **Sellers Disclosure**

Exclusions:

Management Co./HOA Name: **No** / /

Maint Fee: **No/\$0/**

Tax w/o Exempt/Yr: **\$1244/2013**

Tax Rate:

Financing Available: **Cash Sale, Conventional**

319 Madison

MLS#: 97384046

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Street view



Kitchen: stainless dishwasher, gas stove & upgraded counters



Formal DR or Office



Living room - wood floors



Master Br - Dual closets & can lights



Master BA - jetted tub & separate shower



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](#)



Information About Brokerage Services

Before 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>)

(TAR-2501) 10-10-11

TREC No. OP-K

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Don & Beverly Hatcher

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