



# *Country Living at It's Best The Falls*



512 Pinehurst Drive  
New Ulm, Tx 78950

\*3 Bedroom 2 ½ Bath

\*2000+ sq ft. living space

\*Outdoor Kitchen and living area

\*Located on The Falls Golf Course

\*Gated Community



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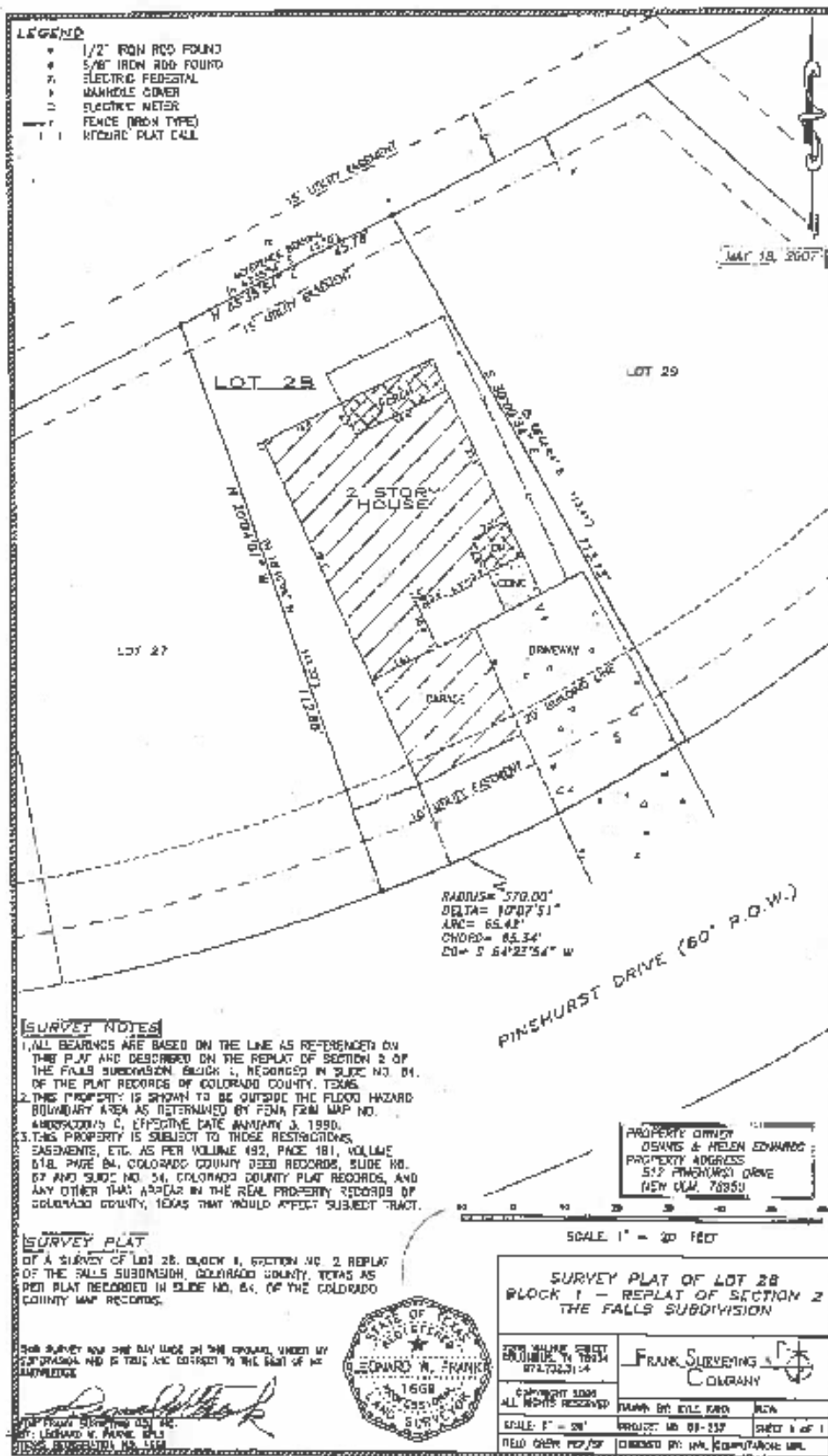


Gorgeous custom home sits a stone's throw away from the green of hole 15. Where acres and acres of mature shade trees form canopies over nature preserves. Once inside the gated community, this home boasts a kitchen, dining room, and family room which are open and spacious. Tile floors, stone fireplace, tall ceilings, and large windows surround this area letting the beautiful outdoors in. The kitchen includes gorgeous counter tops, stainless steel appliances, a walk in pantry and a wine fridge. Experience quiet moments while having your morning coffee and admiring the deer and wildlife in your custom outdoor living area. The outdoor living area was designed for pure enjoyment. The outdoor kitchen has everything you need to cook a fabulous dinner while entertaining family and friends. This gem is a must see!









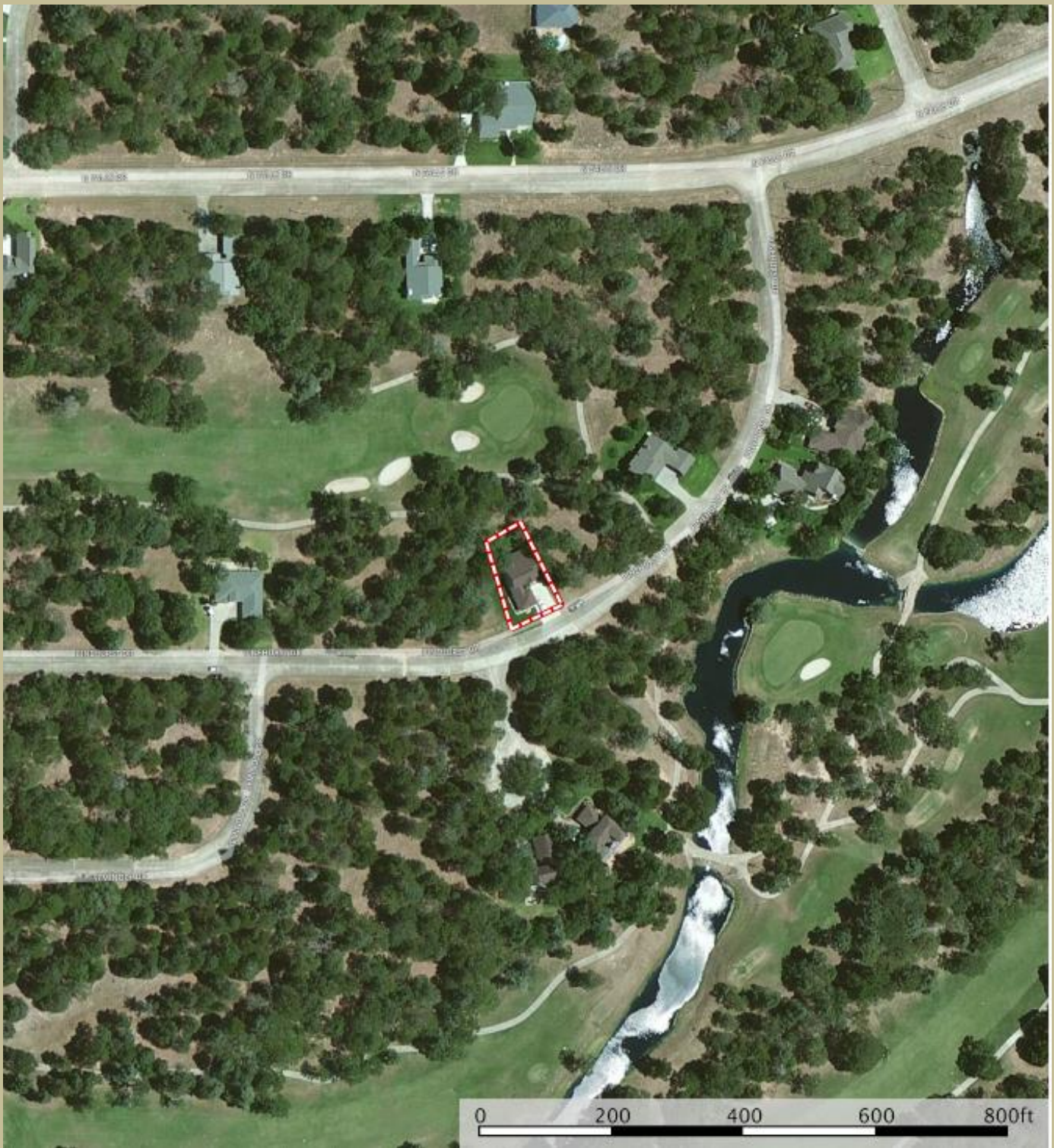
## HOME LISTING

Address of Home:		512 Pinehurst Drive New Ulm, Tx 78950		Listing	104202 txls
Location of Home:		Blk 1, Lot 28 The Falls Replat Section II and House			
County or Region:		Colorado County	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Subdivision:		The Falls	Property Size:	.12 acres	
Subdivision Restricted:		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn.		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>Listing Price:</b>		\$279,000.00			
<b>Terms of Sale</b>					
Cash:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO			
Seller-Finance:	<input checked="" type="checkbox"/> YES	<input checked="" type="checkbox"/> NO			
Sell.-Fin. Terms:					
Down Payment:					
Note Period:					
Interest Rate:					
Payment Mode:	<input type="checkbox"/> Mo.	<input type="checkbox"/> Qt.	<input type="checkbox"/> S.A.	<input type="checkbox"/> Ann.	
Balloon Note:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO			
Number of Years:					
<b>Size and Construction:</b>					
Year Home was Built:	2006				
Lead Based Paint Addendum Required if prior to 1978:	<input type="checkbox"/> YES				
Bedrooms:	3	2 1/2			
Size of Home (Approx.)	2,071 sq ft		Living Area		
	2,942 sq ft		Total		
Foundation:	<input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other				
Roof Type:	Shingle		Year Installed: 2006		
Exterior Construction:	Rock				
<b>Room Measurements:</b> APPROXIMATE SIZE:					
Living Room:					
Dining Room:	13x10				
Kitchen:	14x13				
Family Room:	15X21				
Utility:	5x6				
Bath:	4x9	<input checked="" type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower		
Master Bath:	9x10	<input checked="" type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower		
Bath:	3x6	<input type="checkbox"/> Tub	<input type="checkbox"/> Shower		
Master Bdrm:	15x13				
Bedroom:					
Bedroom:	10x10				
Bedroom:	12x12				
Office/Media:	10x14				
Garage:	<input checked="" type="checkbox"/>	Carport:	<input type="checkbox"/>	No. of Cars:	2
Size:			<input checked="" type="checkbox"/> Attached	<input type="checkbox"/> Detached	
<b>Porches:</b>					
Front: Size:					
Outdoor Living/					
Deck: Size:	10x15	<input type="checkbox"/> Covered			
Deck: Size:		<input type="checkbox"/> Covered			
Fenced Yard:	No				
Outside Storage:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Size:		
Construction:					
TV Antenna	<input type="checkbox"/>	Dish	<input checked="" type="checkbox"/>	Cable	<input type="checkbox"/>

<b>Home Features</b>					
<input checked="" type="checkbox"/>	Ceiling Fans	No.	4		
<input checked="" type="checkbox"/>	Dishwasher				
<input type="checkbox"/>	Garbage Disposal				
<input checked="" type="checkbox"/>	Microwave (Built-In)				
<input checked="" type="checkbox"/>	Kitchen Range (Built-In)	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric		
<input type="checkbox"/>	Refrigerator				
Items Specifically Excluded from The Sale: LIST:					
<b>Heat and Air:</b>					
<input checked="" type="checkbox"/>	Central Heat	<input type="checkbox"/> Gas	Electric	<input checked="" type="checkbox"/>	Units: 2
<input checked="" type="checkbox"/>	Central Air	<input type="checkbox"/> Gas	Electric	<input checked="" type="checkbox"/>	Units: 2
<input type="checkbox"/>	Other:				
<input checked="" type="checkbox"/>	Fireplace(s)				
<input type="checkbox"/>	Wood Stove				
<input checked="" type="checkbox"/>	Water Heater(s):	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric		
<b>Utilities:</b>					
Electricity Provider:			San Bernard Electric		
Gas Provider:					
Sewer Provider:			MUD- The Falls		
Water Provider:			MUD- The Falls		
Water Well:			<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Depth:	
			Year Drilled:		
Average Utility Bill:			Monthly:	approx. \$150.00	
<b>Taxes:</b>	Colorado Co.	Year	2016		
School:	\$2,201.91				
County:	\$876.47				
The Falls MUI	\$897.60				
Hospital:	na				
City:	na				
<b>Taxes:</b>	\$3,995.74				
<b>School District:</b>	Columbus ISD				
<b>Additional Information:</b>					
Steel Frame Construction					
Located on the 15th green of The Falls golf course					
Outdoor Living and Kitchen					

**BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.**





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