

Agent Report



Some photos may be virtually staged

Addr: 5755 Fm 482
Status: **New** **Class:** RE
Area: 2614 **Grid:** 488F3 **List Price:** \$525,000
Int.St./Dir: From New Braunfels go south on IH35, exit 182 toward Engel Rd, right on Marigold Way, left on FM482, property on left, look for sign
Subdivision: N/A (Common) / NONE(Legal)
City: New Braunfels **Zip:** 78132 **Type:** SFD
County: Comal **CAN#:** 740484007700 **AdSf:** 2394
Block: 0 **Lot:** 0
Legal: A-484 SUR- 99 F RODRIGUEZ, ACRES 1.527
Lot Size: 1.527 **Lot Dimensions:** **Lease Expiration:**
Sch: Comal **BR:** 3 **Year Built:** 1977
Elem: Garden **FBaths:** 2 **HBaths:** 1
Middle: Danville **Builder:** Suburb Homes **Recent Rehab:**
High: Canyon **Constr:** Pre-Owned

	Level		Level	Utility Suppliers
Living Room	20X21 1	Master Bedroom	16X15 1	Gas:
Dining Room	11X12 1	Master Bedroom 2	---	Electric: NBU
Family Room	---	Master Bath	5X4 1	Garbage: Private
Kitchen	12X9 1	Bedroom 2	12X12 1	Water: NBU
Breakfast	6X9 1	Bedroom 3	12X11 1	Sewer: Septic
Utility	16X6 1	Bedroom 4	---	Other:
Entry Room	---	Bedroom 5	---	
Study/Office	---			

Level Key: 1-Main Level, 2-2nd Level, 3-3rd Level, W-Walkout Basement, B-Basement, U-Unknown

Taxed by Mltpl Counties: No **Financials** **Assessments** **Mand/Mult HOA:** None/N
Total Tax (W/O Exemptions): \$6,057.69 **PrTerms:** Conventional, FHA, VA, Cash **HOA Name:**
Tax Year: 2021 **Loan Info:** **HOA Fee / Freq / Trans Fee:** / /
Subdivision: N/A (Common) / NONE(Legal) **Neighborhood Amenities:** None
Preferred Title Co.: 1845 Title

Owner: HOFFMANN JERI L **SC/\$:** 2% **BC/\$:** 2% **Owner LREA/LREB:** No
List Agent: Christopher Watters **567369** **(512) 646-0038** **Occupancy:** Vacant
List Office: Watters International Realty **WTIR00** **(512) 646-0038** **Possession:** Negotiable
Ph to Show: 210-222-2227 **Lockbox Type:** Combo **Showing** **Bonus:**
Contact: ShowingTime

AgentRmrks: Buyer Agent Bonus (SIC) see attached.. for questions TEXT Darcy Barron 210-268-5523 for the fastest response.
****PREFERRED TITLE - 1845 Title -Angela Hurska 900 S. Capital of Texas Hwy, Suite 100, Austin, TX 78746 Phone: 512-402-3300**Send offers to listings@wattersinternational.com**

Remarks: Great location situated on 1.5 acres, this 3 bedroom home is looking for a new owner! Open floor plan with formal dining plus eat-in kitchen. Large living area with vaulted ceiling and floor to ceiling brick fireplace. Flex room just off living room would make a great home office. Mud room/laundry area has lots of storage and a half bath. Huge owners retreat with enough space for a private sitting area. Septic in place but city sewer is available.

Style: One Story **Garage Parking:** Two Car Garage, **Additional/Other Parking:**
Ext: Brick, 4 Sides Masonry **Attached**
Fndtn: Slab **Roof:** Composition **Mst BR:** Multi-Closets, Ceiling Fan, Full Bath
Interior: One Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Study/Office, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Room, Walk in Closets, Attic - Pull Down Stairs, Attic - Attic Fan **Mst Bth:** Shower Only, Single Vanity
Inclusions: Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Disposal, Dishwasher, Ice Maker Connection, Vent Fan, Smoke Alarm, Attic Fan, Electric Water Heater, Garage Door Opener, Smooth Cooktop, Double Ovens, 2+ Water Heater Units, Private Garbage Service
Exterior Fea: Covered Patio, Partial Fence, Double Pane Windows
Wat/Swr: Water System, Septic, City **Floor:** Saltillo Tile, Wood, Vinyl **Frpl:** One, Wood Burning, Stone/Rock/Brick
Heating: Central, 1 Unit **Ht Fuel:** Electric **Air Cond:** One Central
Pool/SPA: None **Misc:** No City Tax, School Bus
Lot Des: Country View, 1 - 2 Acres, Mature Trees (ext feat), Sloping **Lot Impv:** Street Paved, Gravel, County Road
Accessible/Adaptive: No
Green: Features - none / Certification - none / Energy Efficiency - none
Contingent Info: **DOM/CDOM:** 1/ 1 **Sold Price:**
Contract Date: **Sale Trms:** **Sell Points:** **SQFT/Acre:**

