

210 Frye Ln, Seguin, Texas 78155

Listing ID: **3177331** LP: **\$299,000**



Address: [210 Frye Ln](#)
City: Seguin, Texas 78155
County: Guadalupe
PID: [54091](#)
Subdivision: N/A
Legal Desc: ABS: 16 SUR: G DEWITT 2.9900 AC.
Type: Single Family Resi/Fee-Simple
ISD: [Seguin ISD](#)
Mid or JS: [Jim Barnes](#)
Primary Bed on Main: # Living: 1
Beds: Total: 3 (Main: 3 Other:)
Living SqFt: 1,104/Public Records
Yr Blt: 1987/Public Records/Resale
Acres: 2.990
Lot Sz Dim:
Pool Priv: No/None
Std Status: I/RESI
List Price: \$299,000
MLS Area: GU
Tax Lot: N/A
Tax Blk:
Elem: [Weinert](#)
High: [Seguin](#)
Dining: 1
Baths: Total: 2 (F: 2/H: 0)
\$/SqFt: \$270.83
Levels: 1
Lnd SqFt: 130,244

General Information

Garage: 0 / Tot Prk: 4 / Open, Outside
Roof: Composition, Shingle
Construction: Frame, Siding-Wood
WaterFront: No/None
Access Feat: None
Horses: No/None
Foundation: Pillar/Post/Pier
Restrictions: None
Security Feat: None
Property Cond: Resale
Dir Faces: East
ETJ: See Remarks
Bldr Nm:

Interior Information

Laundry Loc: Laundry Room
Fireplaces: 0
Appliances: Dishwasher, Range Free Standing Electric, Water Heater-Electric
Interior Feat: Ceiling Fan(s), Dryer-Electric Hookup, No Interior Steps, Primary Bedroom on Main, Washer Hookup
Flooring: Carpet, Linoleum
Window Feat: Blinds

Rooms Information

Room	Level	Features
Primary Bedroom	Main	Ceiling Fan(s)
Primary Bathroom	Main	Full Bath
Kitchen	Main	Dining Area

Exterior Information

View: Rural
Exterior Feat: Exterior Steps
Patio/Prch Feat: Patio
Community Feat: None
Lot Feat: Back Yard, Front Yard, Trees-Medium (20 Ft - 40 Ft)
Other Structure: Shed, Storage
Fencing: Chain Link

Additional Information

List Agrmnt: TXR/Exclusive Right To Sell
Spl List Cond: None
Disclosures: Seller Disclosure
Docs Avail: Survey
FEMA Flood: No

Utility Information

Heating: Central, Electric
Cooling: Ceiling Fan(s), Central Air, Electric
Utilities: Electricity Connected, Phone Available
Green Energy Efficient: None
Green Sustainability: None
Sewer: Septic Tank
Water Src: Well
GCD:

Financial Information

HOA YN: No
Estimated Tax: \$3,463
Tax Exempt: Homestead
Special Assess:
Buyer Incentive: None
Accept Finance: Cash
Tax Annl Amt: \$3,463
Tax Assess Val: \$189,132
Tax Year: 2022
Tax Rate: 1.6645
Possession: Close Of Escrow, Funding

Showing Information

Occupant Type: Owner
Showing Reqs: Lockbox, Showing Service, Sign on Property
Showing Instr:
Owner Name: David J Easter

Use ShowingTime to schedule an appt to show

Lockbox Loc: Front
Lockbox SN#: 0000
Contact Type:
Directions: From Seguin go east on US-90, right on Scheuenemann Rd, continue on Caddell Ln, then left on Frye Lane to home on left

Lockbox Type: Combo
Access Code:
Show Service Ph: 000-000-0000

Remarks

Private Remarks: Buyer Agent Bonus (SIC) see attached. Offers received after 5pm on Friday will be presented the following business day. ***PREFERRED TITLE 1845 Title - orders@1845title.com 512-402-3300***Buyer to verify all rooms sizes***

Public Remarks: Almost 3 acres with mature shade trees, a workshop and an additional structure that could be a second living space but is in need of much attention. Home features a living, dining and galley style kitchen. Three bedrooms and 2 full baths plus a large laundry room. Less than 5 minutes to the Guadalupe River and 15 minutes to Seguin. No deed restrictions, livestock allowed!

Agent/Office Information

List Agent:	567369/Chris Watters	LA Phone:	(512) 646-0038	LA Fax:	(512) 277-5104
List Office:	5827/Watters International Realty	LO Phone:	(512) 646-0038	Sub Ag:	2.00% / Buy Ag: 2.00%
DR Name:	Chris Watters	LO Phone:	(512) 646-0038	LO Fax:	(512) 532-9473
LO Address:	8240 N Mopac Austin, Texas 78759				
LA Email:	listings@wattersinternational.com				
Own Name:	David J Easter	Bonus:		List Date:	
CDOM		Occupant:	Owner	Exp Date:	08/02/2022
Intrmdry:	Yes	ADOM:		OLP:	
		VarComm:	No		

List Det URL:

VT Branded: <https://www.tourfactory.com/3002313>

VT Unbranded: <https://www.tourfactory.com/idxr3002313>

Listing Will Appear On: AustinHomeSearch.com, Apartments.com Network, HAR.com, Homes.com, Homesnap, ListHub, Realtor.com



