

Agent Report



Addr: 210 Frye Ln **MLS #:** 1618604
Status: **New** **Class:** RE
Area: 2709 **Grid:** **List Price:** \$250,000
Int.St./Dir: From Seguin go east on US-90, right on Scheuenemann Rd, continue on Caddell Ln, then left on Frye Lane to home on left
Subdivision: DEWITT G
City: Seguin **Zip:** 78155 **Type:** SFD
County: Guadalupe **CAN#:** 2G0016000002405000 **AdSf:** 1104
Block: N/A **Lot:** N/A
Legal: ABS: 16 SUR: G DEWITT REFERENCE **Currently Leased:**
ONLY ACCOUNT SEE#2G0016-0490
Lot Size: 2.99 **Lot Dimensions:** **Lease Expiration:**
Sch: Seguin **BR:** 3 **Year Built:** 1988
Elem: Weinert **FBaths:** 2 **HBaths:** 0
Middle: Barnes, **Builder:** Jim Walters **Recent Rehab:**
Jim
High: Seguin **Constr:** Pre-Owned

Level			Level			Utility Suppliers		
Living Room	16X15	1	Master Bedroom	13X12	1	Gas:		
Dining Room	18X8	1	Master Bedroom 2	---		Electric:		
Family Room	---		Master Bath	10X5	1	Garbage:		
Kitchen	18X8	1	Bedroom 2	15X11	1	Water:		
Breakfast	---		Bedroom 3	12X10	1	Sewer:		
Utility	---		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): \$3,463 **PrTerms:** Cash **HOA Name:**
Tax Year: 2022 **Loan Info:** **HOA Fee / Freq / Trans Fee:** / /
Subdivision: DEWITT G **Neighborhood Amenities:** None
Preferred Title Co.: 1845 Title

Owner: Easter, David J **SC/\$:** 2% **BC/\$:** 2% **Owner LREA/LREB:** No
List Agent: Christopher Watters **567369** **(512) 646-0038** **Occupancy:** Owner
List Office: Watters International Realty **WTIR00** **(512) 646-0038** **Possession:** Closing/Funding
Ph to Show: 210-222-2227 **Lockbox Type:** SABOR Supra **Showing** **Bonus:**
Contact: ShowingTime

AgentRmrks: Buyer Agent Bonus (SIC) see attached. Offers received after 5pm on Friday will be presented the following business day. For questions after 5pm and on weekends, TEXT LA#2 (Ashley Russell 210-844- 9114) for the fastest response.***PREFERRED TITLE 1845 Title - orders@1845title.com 512-402-3300**Buyer to verify all rooms sizes***

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!

Style: One Story **Garage Parking:** Detached **Additional/Other Parking:** One Car Carport
Ext: Wood **Roof:** Composition **Mst BR:** Ceiling Fan, Half Bath
Fndtn: Pier & Beam **Wdw:** None Remain **Mst Bth:** Tub/Shower Combo, Double Vanity
Interior: One Living Area
Inclusions: Ceiling Fans, Washer Connection, Dryer Connection, Self-Cleaning Oven, Dishwasher, Ice Maker Connection, Electric Water Heater
Exterior Fea: Patio Slab, Chain Link Fence, Storage Building/Shed, Mature Trees, Wire Fence
Wat/Swr: Private Well, Septic **Floor:** Carpeting, Linoleum **Frpl:** Not Applicable
Heating: Central **Ht Fuel:** Electric **Air Cond:** One Central
Pool/SPA: None **Misc:**
Lot Des: Horses Allowed, 2 - 5 Acres **Lot Impv:**
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:**
Closing Date: **Sell Concess:** - **Price per SQFT:** \$226.44
Sell Ofc: **Selling Agent:** **Source SQFT Acre:**

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon.***Copyright 2022 by SAN ANTONIO BOARD OF REALTORS***