

Agent Report



Addr: 4531 Fm 2538 **MLS #:** 1628651
Status: **New** **Class:** RE
Area: 3100 **Grid:** **List Price:** \$999,000
Int.St./Dir: From 1604 take I10 east, exit 593 toward FM2538, right on FM2538 for approx 3 miles and look for sign
Subdivision: n/a
City: Marion **Zip:** 78124 **Type:** SFD
County: Bexar **CAN#:** 040190000405 **AdSf:** 3575
Block: N/A **Lot:** N/A
Legal: CB 4019 P-40D(11.0 AC) ABS 17 20 **Currently Leased:**
18-SPLIT PER DEED 18578/142
Lot Size: 11 **Lot Dimensions:** **Lease Expiration:**
Sch: East **BR:** 4 **Year Built:** 2018
Elem: John **FBaths:** 3 **HBaths:** 0
Middle: East **Builder:** Unknown **Recent Rehab:**
High: East **Constr:** Pre-Owned
Central

	Level		Level	Utility Suppliers
Living Room	19X21 1	Master Bedroom	14X17 1	Gas:
Dining Room	13X11 1	Master Bedroom 2	---	Electric:
Family Room	---	Master Bath	17X12 1	Garbage:
Kitchen	14X14 1	Bedroom 2	12X12 1	Water:
Breakfast	---	Bedroom 3	12X12 1	Sewer:
Utility	9X9 1	Bedroom 4	12X12 1	Other:
Entry Room	---	Bedroom 5	---	
Study/Office	11X9 1			

Other Rooms: Pantry (10 X 11, Level 1); Play Room (12 X 14, Level 1);

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): \$6,839 **PrTerms:** Conventional, VA, Cash **HOA Name:**
Tax Year: 2021 **Loan Info:** **HOA Fee / Freq / Trans Fee:** / /
Subdivision: n/a **Neighborhood Amenities:** None
Preferred Title Co.: 1845 Title

Owner: Bradley & Erica Schaefer **SC/\$:** 3% **BC/\$:** 3% **Owner LREA/LREB:** No
List Agent: Christopher Watters 567369 (512) 646-0038 **Occupancy:** Owner
List Office: Watters International Realty WTI00 (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. or questions after 5pm please text/call LA #2 (Jason Dayton 210-325-8090) for fastest response. ***PREFERRED TITLE 1845 Title 512-402-3300**

Remarks: Beautiful, fully custom well equipped home. Open floor plan with high, vaulted/beam ceiling in the living area. Four bedrooms, an office and a flex room plus 3 full baths. The gourmet island kitchen offers a gas cooktop, built-in oven, solid countertops and tile back splash. A luxurious owner's ensuite awaits with soaking tub, extended shower, dual vanity and not one but TWO walk-in closets. The large covered patio overlooks the property with 7/8's of the 11 acres being fenced. There's also an oversized... (text truncated for print)

Style: One Story **Garage Parking:** Two Car Garage, **Additional/Other Parking:**
Attached, Side Entry
Ext: Stone/Rock **Roof:** Metal **Mst BR:** Walk-In Closet, Multi-Closets, Ceiling Fan, Full Bath
Fndtn: Slab **Wdw:** None Remain **Mst Bth:** Tub/Shower Separate, Double Vanity, Garden Tub
Interior: One Living Area, Breakfast Bar, Game Room, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Laundry Room, Walk in Closets
Inclusions: Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Gas Cooking, Disposal, Dishwasher, Smoke Alarm, Electric Water Heater, Solid Counter Tops, Custom Cabinets
Exterior Fea: Covered Patio, Double Pane Windows, Storage Building/Shed
Wat/Swr: Aerobic Septic, City **Floor:** Ceramic Tile **Frpl:** One, Family Room, Gas Logs Included
Heating: Central **Ht Fuel:** Electric **Air Cond:** One Central
Pool/SPA: None **Misc:**
Lot Des: **Lot Impv:**

Accessible/Adaptive: No

Green: [Features](#) - none / [Certification](#) - none / [Energy Efficiency](#) - none

Contingent Info: **DOM/CDOM:** 1/ 1 **Sold Price:**

Contract Date:
Closing Date:
Sell Ofc:

Sale Trms:
Sell Concess: -
Selling Agent:

Sell Points:

SQFT/Acre:
Price per SQFT: \$279.44
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***