

117 W Point Loop, West Point, Texas 78963

Listing ID: 5580168 **LP:** \$349,900

Recent Change:09/13/2022 :: ->A

NEW



Address: [117 W Point Loop](#) **Std Status:** A/RESI
City: West Point, Texas 78963 **List Price:** \$349,900
County: Fayette **MLS Area:** FC
PID: [4001150170000030](#) **Tax Lot:** 10
Subdivision: West Point 535 **Tax Blk:**
Legal Desc: WEST POINT (535) 1.677 HSE, STGS
Type: Single Family Resi/Fee-Simple
ISD: [La Grange ISD](#) **Elem:** [Hermes](#)
Mid or JS: [La Grange](#) **High:** [La Grange](#)
Primary Bed on Main: No # **Living:** 1 **# Dining:** 1
Beds: Total: 3 (Main:0 Other:3) **Baths:** Total: 3 (F:2/H:1)
Living SqFt: 1,702/Public Records **\$/SqFt:** \$205.58
Yr Blt: 2007/Public Records/Resale
Acres: 1.677 **Levels:** 2
Lot Sz Dim: **Lnd SqFt:** 73,050
Pool Priv: No/None

General Information

Garage: 0 / Tot Prk: 6 / Open, Outside, Unpaved
Roof: Composition
Construction: Siding-Wood
WaterFront: No/None
Access Feat: None
Horses: No/None
Foundation: Slab
Restrictions: None
Security Feat: Smoke Detector(s)
Property Cond: Resale
Dir Faces: South-East
ETJ: No
Bldr Nm:

Interior Information

Laundry Loc: Laundry Room, Lower Level
Fireplaces: 0
Appliances: Dishwasher, Microwave, Range Free-Standing Gas, Water Heater-Electric
Interior Feat: Ceiling Fan(s)
Flooring: Laminate, No Carpet, Vinyl
Window Feat: Aluminum Frames, Bay Window(s)

Rooms Information

Room	Level	Features
Primary Bedroom	Second	Ceiling Fan(s)
Primary Bathroom	Second	Full Bath
Kitchen	Main	Breakfast Area, Pantry

Exterior Information

View: Rural
Exterior Feat: RV Hookup
Patio/Prch Feat: Covered, Front Porch
Community Feat: None
Lot Feat: Back Yard, Front Yard, Open Lot, Public Maintained Road, Sprinkler - Automatic, Trees-Many
Other Structure: Shed, Storage
Fencing: Chain Link, Fenced

Additional Information

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

Utility Information

Heating: Central, Electric
Cooling: Ceiling Fan(s), Central Air, Electric, Wall/Window Unit(s)
Utilities: Cable Available, Electricity Connected, Phone Available, Propane, Sewer Not Available, Water Connected
Green Energy Efficient: None
Green Sustainability: None
Sewer: Septic Tank
Water Src: Public
GCD:

Financial Information

HOA YN: No
Estimated Tax: \$2,581
Tax Exempt: Homestead
Special Assess:
Buyer Incentive: None
Accept Finance: Cash, Conventional, FHA, VA Loan
Prefer'd Title Co. 1845 Title
Tax Annl Amt:
Tax Assess Val: \$169,090
Tax Year: 2021
Tax Rate: 1.6262
Possession: Close Of Escrow, Funding

Showing Information

Occupant Type:

Showing Reqs:	Owner	Owner Name:	Iliana Molina
Showing Instr:	Lockbox, Showing Service, Sign on Property		
Lockbox Loc:	Use ShowingTime to schedule an appt to show	Lockbox Type:	Combo
Lockbox SN#:	Front door	Access Code:	
Contact Type:	0000	Show Service Ph:	000-000-0000
Directions:	From Hwy 71, go north on 543, the property is down on your left at the corner of W Point Loop and 543. The property is halfway between Smithville and La Grange		

Remarks

Private Remarks: Buyer Agent Bonus (SIC) see attached.. Offers received after 5pm will be presented the next business day**For questions after 5pm please text/call LA #2 (Amber Bestgen (928) 399-0014) for fastest response.***PREFERRED TITLE - 1845 Title 512-402- 3300*

Public Remarks: Step into the charm of this quaint 3 bedroom, 2 story home on 1.67 acres. This home offers a quiet, country atmosphere with plenty of room to entertain. The expanded front porch is the perfect place to unwind with a glass of your favorite beverage at the end of the day. Inside you'll find an open floor plan with living area, sitting room plus a formal dining area. A spacious country style kitchen features butcher block counter tops, stainless appliances and a breakfast area with bay window. The laundry room and a half bath complete the first level. Upstairs offers a large master with full bath plus two spacious secondary bedrooms share a full bath. The property also has a two car carport with storage, RV hookups that could be income producing if desired and a large storage building. Centrally located between Houston, Austin and San Antonio and halfway between Smithville and LaGrange this is rural country living at its finest!

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: 2.50%
LA 2 Agt:	130816PA/Amber Bestgen	LA 2 Phone:	(928) 399-0014	LO Fax:	(512) 532-9473
DR Name:	Chris Watters	LO Phone:	(512) 646-0038	Bonus:	
LO Address:	8240 N Mopac Austin, Texas 78759	Occupant:	Owner	List Date:	09/13/2022
LA Email:	listings@watersinternational.com	Exp Date:	03/12/2023	OLP:	\$349,900
Own Name:	Iliana Molina			TCD:	
CDOM	0	ADOM:	0	Int List Display:	Yes
Intrmdry:	Yes	VarComm:	No		
List Det URL:					
VT Branded:	https://www.tourfactory.com/3025849				
VT Unbranded:	https://www.tourfactory.com/idxr3025849				
Vid Branded:	https://www.zillow.com/view-3d-home/a0a975b5-ac97-4e51-b692-4e468d14ad0d?setAttribution=mls&wl=true&utm_so				
Listing Will Appear On:	AustinHomeSearch.com, Apartments.com Network, HAR.com, Homes.com, Homesnap, ListHub, Realtor.com				