

# Agent Report



**Addr:** 6355 County Road 434 **MLS #:** 1637750  
**Status:** **New** **Class:** RE  
**Area:** 2800 **Grid:** **List Price:** \$549,000  
**Int.St./Dir:** From Seguin head south on TX-123 for approx 12 miles, right on County Rd 434 for approx 1 mile and look for sign on left.  
**Subdivision:** N/A (Common) / J N KOENING SUB(Legal)  
**City:** Stockdale **Zip:** 78160-6188 **Type:** SFD  
**County:** Wilson **CAN#:** 07450200000802 **AdSf:** 1906  
**Block:** N/A **Lot:** 7  
**Legal:** J N KOENING SUB, LOT 7, 8, 8B, 8D **Currently Leased:** (U-2), ACRES 10  
**Lot Size:** 10 **Lot Dimensions:** **Lease Expiration:**  
**Sch:** Stockdale **BR:** 3 **Year Built:** 2001  
**Isd**  
**Elem:** Stockdale **FBaths:** 2 **HBaths:** 0  
**Middle:** Stockdale **Builder:** Unknown **Recent Rehab:**  
**High:** Stockdale **Constr:** Pre-Owned

Level			Level			Utility Suppliers		
Living Room	11X10	1	Master Bedroom	15X12	1	Gas:		
Dining Room	13X8	1	Master Bedroom 2	---		Electric:		
Family Room	23X17	1	Master Bath	20X8	1	Garbage:		
Kitchen	13X8	1	Bedroom 2	11X11	1	Water:		
Breakfast	---		Bedroom 3	13X11	1	Sewer:		
Utility	8X8	1	Bedroom 4	---		Other:		
Entry Room	---		Bedroom 5	---				
Study/Office	13X11	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):** \$3,800 **PrTerms:** Conventional, Cash **HOA Name:**  
**Tax Year:** 2021 **Loan Info:** **HOA Fee / Freq / Trans Fee:** / /  
**Subdivision:** N/A (Common) / J N KOENING SUB(Legal) **Neighborhood Amenities:** None  
**Preferred Title Co.:** 1845 Title

**Owner:** Cash Company LLC **SC/\$:** 3% **BC/\$:** 3% **Owner LREA/LREB:** Yes  
**List Agent:** Christopher Watters (512) 646-0038 **Occupancy:** Vacant  
**List Office:** Watters International Realty WTIR00 (512) 646-0038 **Possession:** Closing/Funding  
**Ph to Show:** 210-222-2227 **Lockbox Type:** None **Showing Contact:** Agent **Bonus:**

**AgentRmrks:** Call Chris Watters for an appointment to show 512-567-1597 or with any questions.\*\*\*PREFERRED TITLE 1845 Title - 512-402-3300\*\*Buyer to verify room dimensions.

**Remarks:** Meticulously kept 3 bedroom, 2 bath with an office and 2 car garage sitting on 10 acres with a park like setting, surrounded by mature oaks. Interior features include an open floor plan with spacious kitchen and dining area overlooking the family room with floor to ceiling wood burning fireplace. Secondary bedrooms are large and share a full bath. The property is surrounded by an area of large undeveloped properties allowing for tremendous amount of deer and other wildlife. While feeling very isolated a... (text truncated for print)

**Style:** One Story **Garage Parking:** Two Car Garage, **Additional/Other Parking:**  
**Ext:** 4 Sides Masonry **Roof:** Metal **Mst BR:** Walk-In Closet, Ceiling Fan  
**Fndtn:** Slab **Wdw:** All Remain **Mst Bth:** Tub Only, Single Vanity, Garden Tub  
**Interior:** One Living Area, Two Eating Areas, Study/Office, Utility Room Inside, 1st Floor Lvl/No Steps, Open Floor Plan, Laundry Room  
**Inclusions:** Ceiling Fans, Washer Connection, Dryer Connection, Self-Cleaning Oven, Microwave Oven, Stove/Range, Disposal, Dishwasher, Ice Maker Connection, Gas Water Heater, Smooth Cooktop  
**Exterior Fea:** Sprinkler System, Mature Trees, Cross Fenced  
**Wat/Swr:** Private Well, Septic **Floor:** Carpeting, Linoleum **Frpl:** One, Living Room, Wood Burning  
**Heating:** Central **Ht Fuel:** Propane **Air Cond:** One Central  
**Pool/SPA:** None **Misc:**  
**Lot Des:** Country View, 5 - 14 Acres, Wooded, Mature Trees (ext feat), **Lot Impv:**  
**Secluded**  
**Accessible/Adaptive:** Grab Bars in Bathroom(s)  
**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:** \$288.03  
**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\*\*\*