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Agent Report



Addr: 185 Falling Hills
Status: DRF **Class:** RE
Area: 2608 **Grid:** 390F1 **List Price:** \$1,050,000
Int.St./Dir: From San Marcos, south on IH35, exit 195, right on Watson Lane S, left on FM1102 N, right on Hoffman Ln, right on FM306, right on River Chase Way, left on Glen Haven, right on Winding View, left on Shady Hollow, right on Appalachian Trail, right on Fallin
Subdivision: RIVER CHASE 6
City: New **Zip:** 78132 **Type:** SFD
County: Comal **CAN#:** 450695091500 **AdSf:** 2570
Block: N/A **Lot:** 915R
Legal: RIVER CHASE 6, LOT 915R **Currently Leased:**
Lot Size: 2.56 **Lot Dimensions:** **Lease Expiration:**
Sch: Comal **BR:** 3 **Year Built:** 2016
Elem: Hoffman **FBaths:** 2 **HBaths:** 2
Middle: Church **Builder:** Unknown **Recent Rehab:**
High: Hill Canyon **Constr:** Pre-Owned

	Level		Level	Utility Suppliers
Living Room	20X19 1	Master Bedroom	14X23 1	Gas:
Dining Room	11X16 1	Master Bedroom 2	---	Electric:
Family Room	---	Master Bath	26X15 1	Garbage:
Kitchen	15X18 1	Bedroom 2	14X12 1	Water:
Breakfast	---	Bedroom 3	11X13 1	Sewer:
Utility	7X11 1	Bedroom 4	---	Other:
Entry Room	8X8 1	Bedroom 5	---	
Study/Office	---			

Other Rooms: Mud Room (7 X 8, 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: Mandatory/No
Total Tax (W/O Exemptions): \$8,500	PrTerms: Conventional, VA, Cash	HOA Name: RIVER CHASE POA	
Tax Year: 2021	Loan Info:	HOA Fee / Freq / Trans Fee: \$200 / Annually / \$150	
		Click here for additional details	
Subdivision: RIVER CHASE 6		Neighborhood Amenities: Pool, Clubhouse, Park/Playground, Jogging Trails, Bike Trails, BBQ/Grill	
Preferred Title Co.: 1845 Title			
Owner: HOVIS TODD W	SC/\$: 2%	BC/\$: 2%	Owner LREA/LREB: No
List Agent: Christopher Watters 567369	(512) 646-0038		Occupancy:
List Office: Watters International Realty WTI00	(512) 646-0038		Possession: Closing/Funding
Ph to Show: 210-222-2227	Lockbox Type: Combo	Showing	Bonus:
		Contact: ShowingTime	



Down Payment Resource

AgentRmrks: 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**Buyer to verify room dimensions**

Remarks: Stunning and immaculate this 3 bedroom, Hill Country style home has so much to offer! Family room offers vaulted, Custom beam ceiling with floor to ceiling stone fireplace and an abundance of windows offering a scenic view. This room flows in to the gourmet kitchen centered by a stone front oversized island with exotic Brazilian granite, built-in oven, electric cooktop and pot filler. Beautiful pendant lighting highlights the kitchen and breakfast bar. The owner's ensuite features a private exit to ... (text truncated for print)

Style: One Story, Texas Hill Country	Garage Parking: Three Car Garage, Additional/Other Parking:
Ext: Stone/Rock, Stucco	Attached
Fndtn: Slab	Roof: Composition
	Wdw: None Remain
	Mst BR: Walk-In Closet, Ceiling Fan, Full Bath
	Mst Bth: Tub/Shower Separate, Double Vanity, Tub has Whirlpool

Interior: One Living Area, Separate Dining Room, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Room, Walk in Closets

Inclusions: Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Microwave Oven, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Smoke Alarm, Security System (Owned), Smooth Cooktop, Solid Counter Tops, Custom Cabinets

Exterior Fea: Patio Slab, Covered Patio, Gas Grill, Sprinkler System, Double Pane Windows, Storage Building/Shed, Mature Trees, Outdoor Kitchen

Wat/Swr: Septic, City **Floor:** Ceramic Tile, Wood **Frpl:** One, Living Room
Heating: Central **Ht Fuel:** Electric **Air Cond:** One Central
Pool/SPA: In Ground Pool, Hot Tub **Misc:**
Lot Des: 2 - 5 Acres, Mature Trees (ext feat) **Lot Impv:**
Accessible/Adaptive: No
Green: [Features](#) - none / [Certification](#) - none / [Energy Efficiency](#) - none

Contingent Info:

Contract Date:

Closing Date:

Sell Ofc:

Sale Trms:

Sell Concess: -

Selling Agent:

DOM/CDOM: /

Sell Points:

Sold Price:

SQFT/Acre:

Price per SQFT: \$408.56

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***