

Agent Report



Addr: 1026 Mystic Breeze
Status: New **Class:** RE
Area: 2606 **Grid:** 286C5 **List Price:** \$989,000
Int.St./Dir: From 281 head northeast on FM306 for approx 5 miles, left on Mystic Breeze to home on right
Subdivision: MYSTIC SHORES (Common) / MYSTIC SHORES 14(Legal)
City: Spring Branch **Zip:** 78070-5083 **Type:** SFD
County: Comal **CAN#:** 360150159900 **AdSf:** 2335
Block: N/A **Lot:** 1811
Legal: MYSTIC SHORES 14, LOT 1811 **Currently Leased:**
Lot Size: 5.16 **Lot Dimensions:** **Lease Expiration:**
Sch: Comal **BR:** 3 **Year Built:** 2020
Elem: Rebecca **FBaths:** 2 **HBaths:** 1
Creek: **Recent Rehab:**
Middle: Mountain Valley Canyon Lake **Builder:** Unknown
High: **Constr:** Pre-Owned

Level			Level			Utility Suppliers
Living Room	---		Master Bedroom	19X16	1	Gas:
Dining Room	---		Master Bedroom 2	---		Electric:
Family Room	18X20	1	Master Bath	16X15	1	Garbage:
Kitchen	20X13	1	Bedroom 2	11X11	1	Water:
Breakfast	---		Bedroom 3	11X11	1	Sewer:
Utility	9X11	1	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: Mandatory/No
Total Tax (W/O Exemptions): \$9,360.55		PrTerms: Conventional, FHA, VA, Cash	HOA Name: MYSTIC SHORES POA	
Tax Year: 2021		Loan Info:	HOA Fee / Freq / Trans Fee: \$312 / Annually / \$200	
Subdivision: MYSTIC SHORES (Common) / MYSTIC SHORES 14(Legal)			Click here for additional details	
Preferred Title Co.: 1845 Title			Neighborhood Amenities: Pool, Park/Playground, Lake/River Park, Boat Ramp	
Owner: WHITE CHRISTOPHER & ANGELA		SC/\$: 3%	BC/\$: 3%	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: Combo	Showing		Bonus:
		Contact: ShowingTime		

Down Payment Resource

AgentRmrks: Offers received after 5pm on Friday will be presented the following business day. For questions after 5pm please text/call LA #2 (Jocilyn Williams 210-269-9548) for fastest response. ***PREFERRED TITLE 1845 Title 512-402-3300*

Remarks: This stunning 3 bedroom home sits on 5 acres of fully fenced property. Features include an open floor plan with beautiful wood look tile flooring and an abundance of windows allowing for the natural light to flow in. You'll love this bright kitchen with farm style sink, electric cooktop and dual built-in ovens. The oversize island is great for meal prep and entertaining. A spacious owner's ensuite offers a private exit to the back patio. The luxurious bath is the perfect place to unwind with a soaking t... (text truncated for print)

Style: One Story, Texas Hill Country	Garage Parking: Two Car Garage, Attached, Side Entry, Oversized	Additional/Other Parking:
Ext: Stone/Rock	Roof: Composition	Mst BR: Outside Access, Sitting Room, Walk-In Closet, Ceiling Fan, Full Bath
Fndtn: Slab	Wdw: None Remain	Mst Bth: Tub/Shower Separate, Separate Vanity, Double Vanity, Garden Tub
Interior: One Living Area, Liv/Din Combo, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Walk-In Pantry, Utility Room Inside, 1st Floor Lvl/No Steps, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Room, Walk in Closets		
Inclusions: Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Disposal, Dishwasher, Ice Maker Connection, Smoke Alarm, Electric Water Heater, Smooth Cooktop, Solid Counter Tops, Double Ovens, Custom Cabinets		
Exterior Fea: Covered Patio, Sprinkler System, Double Pane Windows, Mature Trees, Wire Fence		
Wat/Swr: Water System, Septic	Floor: Carpeting, Ceramic Tile	Frpl: Living Room
Heating: Central	Ht Fuel: Electric	Air Cond: One Central
Pool/SPA: None		Misc: No City Tax
Lot Des:		Lot Impv:
Accessible/Adaptive: No		
Green: Features - none / Certification - none / Energy Efficiency - none		

Contingent Info:		DOM/CDOM: 3/ 3	Sold Price:
Contract Date:	Sale Trms:	Sell Points:	SQFT/Acre:
Closing Date:	Sell Concess: -		Price per SQFT: \$423.55
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***			
Prepared By: Christopher Watters Watters International Realty 09/26/2022 08:17 AM			