

164 Terrace Pt, New Braunfels, Texas 78132

Listing ID: **1880049** LP: **\$375,000**



Recent Change: **09/29/2022 :: ->A**

Address: [164 Terrace Pt](#) **Std Status:** **A/LAND**
City: New Braunfels, Texas 78132 **County:** Comal
Parcel #: [49522](#)
Subdivision: River Chase 3
Legal Desc: RIVER CHASE 3, LOT 309
Tax Blk: **Tax Lot:** 309 **MLS Area:** CM
Sch Dist: [Comal ISD](#) **Elem:** [Hoffman Lane](#)
Mid or JS: [Church Hill](#) **High:** [Canyon](#)
Type: Single Lot **Arch Aprv:**
Lot Sz Acres: 2.680 **\$/Acres:** \$139,925.37
Lot Sz Dim: **Lot Sz SF:** 116,741

General Information

WaterFront: No/None
FEMA Flood: No
Horses: No/None
Disclosures: Seller Disclosure
Restrictions: Deed Restrictions
Road Surface: Paved

ETJ: See Remarks
Endanger Sp:
Builder Res: Yes

Exterior Information

Comm Allow: No
Fencing: **Corrals:** **Sheds:**
Lot Feat: Trees-Heavy, Trees-Large (Over 40 Ft), Trees-Many, Trees-Medium (20 Ft - 40 Ft)
Community Feat: Clubhouse, Cluster Mailbox, Common Grounds, Conference Room, Controlled Access, Fitness Center, Gated, Lake, Park, Picnic Area, Playground, Pool, Walk/Bike/Hike/Jog Trail(s)
Other Structures: None
View: Hill Country **Minerals:** See Remarks

Additional Information

List Agrmnt: TXR/Exclusive Right To Sell **Listing Svc:** Full Service
Spl List Cond: None
Disclosures: Seller Disclosure
Docs Avail: Survey
Comm Feat: Clubhouse, Cluster Mailbox, Common Grounds, Conference Room, Controlled Access, Fitness Center, Gated, Lake, Park, Picnic Area, Playground, Pool, Walk/Bike/Hike/Jog Trail(s)
Comm Web: www.riverchasepoa.org

Utility Information

Water Src: None **Sewer:** Septic Needed **Gnd Wtr Con:**
Utilities: Electricity Available

Financial Information

HOA YN: Yes **HOA Name:** River Chase POA **HOA Fee/Freq:** \$200/Annually
Estimated Tax: \$4,059 **Tax Annl Amt:** **Tax Year:** 2022
Tax Exempt: None **Tax Assess Val:** \$226,150 **Tax Rate:** 1.7949
Assoc Require: Mandatory **Transfer Fee:**
HOA Fee Incl: Common Area Maintenance **Possession:** Close Of Escrow, Funding
Special Assess:
Buyer Incentive: None
Accept Finance: Cash, Conventional
Prefr'd Title Co. 1845 Title

Showing Information

Occupant Type: **Owner Name:** Christopher & Crystal Fischer
Showing Reqs: Showing Service, Sign on Property
Showing Instr: Use ShowingTime to schedule an appt to show
Contact Type: **Show Service Ph:** 000-000-0000
Directions: From IH35 head northwest on FM306 for approx 6 miles, left on River Chase Dr, right on Terrace Point to lot on the right

Remarks

Private Remarks: Buyer Agent Bonus (SIC) see attached*** Offers received after 5pm on Friday will be presented the following business day. ***PREFERRED TITLE 1845 Title 512-402-3300*

Public Remarks: Just over 2.5 acres, this beautiful lot is ready for you to build your dream home. Electric is already ran to the pole on the property. River Chase amenities include a 32 acre clubhouse complex with pools and tennis courts, trails and pond, and 58-acre park on the Guadalupe River. Less than a mile to river access and convenient to Gruene, shopping, restaurants, and all things Hill Country!

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:** 2.00%
DR Name: Chris Watters **LO Phone:** (512) 646-0038 **LO Fax:** (512) 532-9473

LO Address: 8240 N Mopac Austin, Texas 78759
LA Email: listings@wattersinternational.com
Own Name: Christopher & Crystal Fischer
CDOM: 0 **ADOM:** 0
Intrmdry: Yes **VarComm:** No

Bonus:

List Date: 09/29/2022
Exp Date: 12/31/2022
OLP: \$375,000

List Det URL:

VT Branded: <https://www.tourfactory.com/3030422>

VT Unbranded: <https://www.tourfactory.com/idxr3030422>

Listing Will Appear On: AustinHomeSearch.com, Apartments.com Network, HAR.com, Homes.com, Homesnap, ListHub, Realtor.com

TCD:

Int List Display: Yes