

Agent Report



Addr: 164 Terrace Pt
Status: New **Class:** LA
Area: 2616 **Grid:** 390B5 **List Price:** \$375,000
Int.St./Dir: From IH35 head northwest on FM306 for approx 6 miles, left on River Chase Dr, right on Terrace Point to lot on the right
Subdivision: RIVER CHASE (Common) / RIVER CHASE 3 (Legal)
City: New Braunfels **Zip:** 78132-3577 **Type:** LTACR
County: Comal **CAN#:** 450695030900 **AdSf:**
Block: N/A **Lot:** 309
Legal: RIVER CHASE 3, LOT 309
Lot Size: 2.68 **Lot Dimensions:**
Sch: Comal **Sale/Rent:** For Sale
Elem: Hoffman Lane **Mo Lease:**
Middle: Church Hill **Currently Leased:**
High: Canyon **Lease Expiration:**



Down Payment Resource

<u>Lot Description</u>	<u>Utility Suppliers</u>	<u>Assessments</u> Mand/Mult HOA: Mandatory/No
Front Feet: 304	Gas:	HOA Name: RIVER CHASE POA
Depth Feet: 400	Electric:	HOA Fee / Freq / Trans Fee: \$200 / Annually / \$150
Total Acres:	Garbage:	Click here for additional details
Price/Acre:	Water:	
Well Depth:	Sewer:	
	Other:	

Base Taxes

County: \$710.11	Taxed by Mltpl Counties: No	Zoning: RESIDENTIAL
City: \$0		
School: \$2,921.86	Financials	Preferred Title Co.: 1845 Title
Other: \$427.28		
Total: \$4,059.25		
	PrTerms: Conventional, Cash	

Owner: FISCHER CHRIS & CRYSTAL L	Owner LREA/LREB: No
List Agent: Christopher Watters	(512) 646-0038
List Office: Watters International Realty	(512) 646-0038
Ph to Show: 210-222-2227	Showing
	Contact: ShowingTime
	SC/\$: 2%
	BC/\$: 2%
	Bonus:
	Type: None

AgentRmrks: Buyer Agent Bonus (SIC) see attached*** For questions after 5pm please text/call LA #2 (Jason Dayton 210-325-8090) for fastest response. Offers received after 5pm on Friday will be presented the following business day. ***PREFERRED TITLE 1845 Title 512-402-3300*

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!

Description: Undeveloped, Wooded	
Utility Avail: Electric	
Utility On Site: None	
Site/Area Ft: Tennis Courts, Playground/Park, Neighborhood Pool, Controlled Access, Stream/River, Lake, Jogging Trails, Pool, Bike Trails, Lake/River Park, Fishing Pier	
Improvements: Paved Roads	
Miscellaneous: No City Tax	
Septic: Allowed	Terrain: Rolling
Location: In Subdivision	Trees: Many, Mature, Hardwood
Frontage: Private Street	Docs Avail: Survey
Restrictions: Call Broker	Green Features:

Contingent Info:	DOM/CDOM: 1 / 1	Sold Price:
Contract Date:	Sell Points:	SQFT/Acre:
Closing Date:		Price per SQFT:
Sell Ofc:		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 | 09/29/2022 12:15 PM