

Agent Report



Addr: 2221 Longs Peak **MLS #:** 1379274
Status: Sold **Class:** RE
Area: 2603 **Grid:** 386B3 **List Price:** \$597,500
Int.St./Dir: Hwy 281 N, R onto Hwy 46, L onto FM 3159, L onto FM 311, R onto Comal Springs, R onto Longs Peak
Subdivision: MOUNTAIN SPRINGS RAN (Common) / MOUNTAIN SPRINGS RANCH 2 (Legal)
City: Canyon Lake **Zip:** 78133 **Type:** SFD
County: Comal **CAN#:** 350615028200 **AdSf:** 3289
Block: 0 **Lot:** 283
Legal: MOUNTAIN SPRINGS RANCH 2, LOT 283 **Currently Leased:** No
Lot Size: 1.69 **Lot Dimensions:** **Lease Expiration:**
Sch: Comal **BR:** 4 **Year Built:** 2017
Elem: Call **FBaths:** 4 **HBaths:** 0
Middle: District Call **Builder:** Deer Hollow Construction **Recent Rehab:**
High: Smithson Valley **Constr:** Pre-Owned

	Level		Level	Utility Suppliers
Living Room	---	Master Bedroom	17X20 1	Gas:
Dining Room	11X18 1	Master Bedroom 2	---	Electric:
Family Room	19X18 1	Master Bath	20X13 1	Garbage: Tiger
Kitchen	12X18 1	Bedroom 2	12X13 2	Water: CLWSC
Breakfast	---	Bedroom 3	12X13 2	Sewer: Septic
Utility	---	Bedroom 4	12X13 1	Other: GVTC
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): \$10,266.96 **PrTerms:** Conventional, FHA, VA, **HOA Name:** MOUNTAIN SPRINGS RANCH
Tax Year: 2019 **Cash** **PROPERTY OWNERS ASSOCIATION**
Loan Info: **HOA Fee / Freq / Trans Fee:** \$300 / Annually / \$175
Subdivision: MOUNTAIN SPRINGS RAN (Common) / MOUNTAIN SPRINGS RANCH 2 (Legal) **Click here for additional details**
Preferred Title Co.: Alamo Title **Neighborhood Amenities:** Pool, Park/Playground, Jogging Trails, Bike Trails, BBQ/Grill
Owner: WARNOCK ALICIA E **SC/\$:** 0 **BC/\$:** 3% **Owner LREA/LREB:** No
List Agent: Kelly Armke 647942 (210) 383-3211 **Occupancy:** Owner
List Office: Larry Hull & Associates HULL00 (210) 414-2497 **Possession:** Closing/Funding
Ph to Show: 210-222-2227 **Lockbox Type:** Combo **Showing Contact:** CSS **Bonus:**

AgentRmrks: Co listed with Mary Paz Hull. Please use Velda Brown with Alamo Title. Send offers to kellyarmke@gmail.com or landmphull@yahoo.com. Special features under Additional Docs. No sign on property. Kitchen induction cooktop is electric, however, it is plumbed for gas as well. NO Showings May 21-31. Please call agent with any questions regarding showings during this time.

Remarks: Stunning home in Mountain Springs Ranch with a beautiful view of the hill country through the large windows in the living area. Master and 4th bedroom or office downstairs, 2 bedrooms with 2 bathrooms and play/game area upstairs. Side entry into mudroom. Wood floors throughout with carpet in some bedrooms. Large built-in refrigerator/freezer in kitchen. Frigidaire Induction cooktop.

Style: Two Story, Contemporary, Texas Hill Country **Garage Parking:** Three Car Garage, Attached, Side Entry
Ext: 4 Sides Masonry, Stone/Rock, Stucco **Roof:** Metal **Additional/Other Parking:**
Fndtn: Slab **Wdw:** None Remain **Mst BR:** Split, DownStairs, Outside Access, Walk-In Closet, Full Bath
Interior: One Living Area, Liv/Din Combo, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Walk-In Pantry, Loft, Utility Room Inside, Secondary Bedroom Down, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Main Level, Laundry Room, Telephone, Walk in Closets, Attic - Partially Finished, Attic - Partially Floored **Mst Bth:** Tub/Shower Separate, Separate Vanity
Inclusions: Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Microwave Oven, Refrigerator, Water Softener (owned), Smoke Alarm, Double Ovens, Private Garbage Service
Exterior Fea: Patio Slab, Double Pane Windows, Has Gutters, Mature Trees
Wat/Swr: Water System, Aerobic **Floor:** Carpeting, Wood **Frpl:** One, Living Room, Gas
Septic

Heating: Central **Ht Fuel:** Electric **Air Cond:** Two Central
Pool/SPA: None **Misc:** No City Tax, Cluster Mail Box, School Bus
Lot Des: Cul-de-Sac/Dead End, Bluff View, Country View, 1 - 2 Acres, **Lot Impv:** Street Paved
Partially Wooded, Gently Rolling, Canyon Lake

Accessible/Adaptive: Doors w/Lever Handles, First Floor Bath, Full Bath/Bed on 1st Flr, First Floor Bedroom
Green: Features - none / Certification - none / Energy Efficiency - 16+ SEER AC, Programmable Thermostat, Double Pane Windows, Variable Speed HVAC, Energy Star Appliances, Low E Windows, Dehumidifier, High Efficiency Water Heater, Foam Insulation, Ceiling Fans, Recirculating Hot Water

Contingent Info: **DOM/CDOM:** 37/ 37 **Sold Price:** \$567,500
Contract Date: 05/21/2019 **Sale Trms:** Conventional **Sell Points:** **SQFT/Acre:**
Closing Date: 07/03/2019 **Sell Concess:** 0 **Sold Price per SQFT:** \$172.54
Sell Ofc: Larry Hull & Associates **Selling Agent:** Mary Hull **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 2020 by SAN ANTONIO BOARD OF REALTORS***