

Property	Participants	Messages	Documents	Services	Activity	History
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**Agent Report**



**Addr:** 357 Warbler Dr **MLS #:** 1298386  
**Status:** Sold **Class:** RE  
**Area:** 2604 **Grid:** **List Price:** \$465,000  
**Int.St./Dir:** 281 to 306, R Mystic Pky, R Mallard, L Warbler  
**Subdivision:** MYSTIC SHORES (Common) / MYSTIC SHORES 10(Legal)  
**City:** Spring **Zip:** 78070 **Type:** SFD  
**Branch:**  
**County:** Comal **CAN#:** 360150121000 **AdSf:** 2616  
**Block:** 0 **Lot:** 1180  
**Legal:** Mystic Shores 10, Lot 1180 **Currently Leased:** No  
**Lot Size:** 1.02 **Lot Dimensions:** **Lease Expiration:**  
**Sch:** Comal **BR:** 3 **Year Built:** 2018  
**Elem:** Rebecca **FBaths:** 2 **HBaths:** 1  
**Creek:**  
**Middle:** Mountain **Builder:** O'Shea **Recent Rehab:**  
**Valley** **Construction LLC**  
**High:** Canyon Lake **Constr:** New

	Level		Level	Utility Suppliers
Living Room	21X18	Master Bedroom	18X15	Gas:
Dining Room	---	Master Bedroom 2	---	Electric:
Family Room	---	Master Bath	12X11	Garbage:
Kitchen	18X15	Bedroom 2	13X11	Water:
Breakfast	13X7	Bedroom 3	13X11	Sewer:
Utility	11X6	Bedroom 4	---	Other:
Entry Room	18X14	Bedroom 5	---	
Study/Office	11X10			

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):** \$459.63 **PrTerms:** Conventional, FHA, VA, Cash **HOA Name:** Mystic Shores Property Owners Association, Inc.  
**Tax Year:** 2017 **Loan Info:** **HOA Fee / Freq / Trans Fee:** \$312 / Annually / \$200  
**Subdivision:** MYSTIC SHORES (Common) / MYSTIC SHORES 10(Legal) **Click here for additional details**  
**Preferred Title Co.:** Alamo Title **Neighborhood Amenities:** Waterfront Access, Pool, Tennis, Clubhouse, Park/Playground, BBQ/Grill, Basketball Court, Volleyball Court, Lake/River Park, Boat Ramp

**Owner:** O'shea Construction LLC **SC/\$:** 0 **BC/\$:** 3% **Owner LREA/LREB:** No  
**List Agent:** Kelly Armke 647942 (210) 383-3211 **Occupancy:** Vacant  
**List Office:** Larry Hull & Associates HULL00 (210) 414-2497 **Possession:** Closing/Funding  
**Ph to Show:** 210-222-2227 **Lockbox Type:** SABOR Supra **Showing Contact:** CSS **Bonus:**

**AgentRmrks:** Please verify schools and room measurements. Please use Velda Brown at Alamo Title. [velda.brown@alamotitle.com](mailto:velda.brown@alamotitle.com). Square footage per builder plans.

**Remarks:** New beautiful home in Mystic Shores. This home comes with 200yr old pine beams, custom vent hood & barn door. Many upgrades including frameless glass showers, quartz countertops, custom cedar garage door, 12' sliding back door, vaulted ceilings, custom hand scraped cabinets, double sided fireplace with polished limestone hearths, 2x6 exterior walls, vaulted exposed beam ceilings on porches and so much more!

**Style:** One Story **Garage Parking:** Two Car Garage, Attached **Additional/Other Parking:**  
**Ext:** 4 Sides Masonry, Stone/Rock, Other **Roof:** Composition, Metal **Mst BR:** Split, DownStairs, Walk-In Closet, Ceiling Fan  
**Fndtn:** Slab **Wdw:** None Remain **Mst Bth:** Shower Only, Double Vanity  
**Interior:** One Living Area, Eat-In Kitchen, Island Kitchen, Walk-In Pantry, Study/Office, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, All Bedrooms Downstairs, Walk in Closets  
**Inclusions:** Ceiling Fans, Washer Connection, Dryer Connection, Gas Water Heater, Garage Door Opener, Custom Cabinets, 2+ Water Heater Units  
**Exterior Fea:**  
**Wat/Swr:** Water System, Septic **Floor:** Stained Concrete **Frpl:** One, Living Room, Gas  
**Heating:** Heat Pump, 2 Units **Ht Fuel:** Electric **Air Cond:** Two Central  
**Pool/SPA:** None **Misc:**  
**Lot Des:** Level **Lot Impv:**  
**Accessible/Adaptive:** No  
**Green:** [Features](#) - none / [Certification](#) - none / [Energy Efficiency](#) - Tankless Water Heater, 16+ SEER AC, Double Pane Windows, Low E Windows, Foam Insulation, Ceiling Fans

**Contingent Info:** **DOM/CDOM:** 119/ 119 **Sold Price:** \$458,000  
**Contract Date:** 05/21/2018 **Sale Trms:** Conventional **Sell Points:** **SQFT/Acre:**  
**Closing Date:** 07/27/2018 **Sell Concess:** 0 **Sold Price per SQFT:** \$175.07  
**Sell Ofc:** Non MLS Office **Selling Agent:** Non MLS **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\*\*\*