

Agent Report



Addr: 1112 Crystal Falls **MLS #:** 1428374
Status: **Sold** **Class:** RE
Area: 2602 **Grid:** 317F8 **List Price:** \$475,000
Int.St./Dir: Hwy 281 N to Spring Branch Rd (L), R onto Rittiman Rd, R onto Crystal Falls
Subdivision: THE CROSSING AT SPRING CREEK (Common) / CROSSING @ SPRING CREEK THE 2 (Legal)
City: Spring **Zip:** 78070-4967 **Type:** SFD
County: Comal **CAN#:** 150297031700 **AdSf:** 3681
Block: 0 **Lot:** 311
Legal: CROSSING @ SPRING CREEK (THE) 2, LOT 311, ACRES 1.07 **Currently Leased:** No
Lot Size: 1.07 **Lot Dimensions:** **Lease Expiration:**
Sch: Comal **BR:** 5 **Year Built:** 2007
Elem: Arlon Seay **FBaths:** 4 **HBaths:** 1
Middle: Spring **Builder:** Design Tech **Recent Rehab:**
High: Smithson **Constr:** Pre-Owned
 Valley

	Level		Level	Utility Suppliers		
Living Room	20X16	1	Master Bedroom	20X17	2	Gas:
Dining Room	11X13	1	Master Bedroom 2	---		Electric: PEC
Family Room	---		Master Bath	14X11	2	Garbage: Private
Kitchen	20X14	1	Bedroom 2	15X11	2	Water: CLWS
Breakfast	---		Bedroom 3	12X15	2	Sewer:
Utility	10X10	1	Bedroom 4	12X11	2	Other: GVTC
Entry Room	27X6	1	Bedroom 5	16X13	1	
Study/Office	13X11	1	GAME ROOM	29X14	1	
MIL LIVING	16X13	1				

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): \$9,046.39 **PrTerms:** Conventional, FHA, VA, **HOA Name:** THE CROSSING @ SPRING CREEK POA
Tax Year: 2019 **Cash** **HOA Fee / Freq / Trans Fee:** \$387 / Annually / \$170
Loan Info: [Click here for additional details](#)
Subdivision: THE CROSSING AT SPRING CREEK (Common) / CROSSING @ **Neighborhood Amenities:** Pool, Jogging Trails, BBQ/Grill
 SPRING CREEK THE 2 (Legal)

Preferred Title Co.: Alamo Title
Owner: GRAY, WILLIAM W & LARISSA W **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:** SABOR Supra **Showing** **Bonus:**
Contact: ShowingTime

AgentRmrks: Please use Velda Brown with Alamo Title in Spring Branch. Submit all offers to kellyarmke@gmail.com
Remarks: Beautiful custom home in Spring Branch that sits on just over an acre. This home has 4 bedrooms plus a true mother-in-law suite including its own living area! There is also a large game/media room with a door leading to the back yard. Quartz counter tops in the kitchen. Sidewalk in the front wraps around to the back porch. Large master bedroom. Separate dining and office. Additional sitting room as well. Come check out this beautiful Hill Country home! OPEN HOUSE SUNDAY, JUNE 7 1:00-4:00p.m.

Style: Two Story, Traditional **Garage Parking:** Three Car **Additional/Other Parking:**
 Garage, Attached, Side Entry
Ext: Brick, 4 Sides Masonry, Stucco, Cement Fiber **Roof:** Composition **Mst BR:** Upstairs, Walk-In Closet, Ceiling Fan, Full Bath
Fndtn: Slab **Wdw:** Some Remain **Mst Bth:** Tub/Shower Separate, Double Vanity
Interior: Two Living Areas, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Study/Office, Game Room, Utility Room Inside, High Ceilings, Guest Suite, Cable TV Available, High Speed Internet, Laundry Main Level, Laundry Room, Walk in Closets
Inclusions: Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Dishwasher, Trash Compactor
Exterior Fea: Patio Slab, Covered Patio, Mature Trees
Wat/Swr: Water System, Aerobic **Floor:** Carpeting, Ceramic Tile **Frpl:** Not Applicable
Septic
Heating: Central, 2 Units **Ht Fuel:** Electric **Air Cond:** Two Central
Pool/SPA: None **Misc:** No City Tax

Lot Des: 1 - 2 Acres

Lot Impv: Street Paved

Accessible/Adaptive: No

Green: [Features](#) - none / [Certification](#) - none / [Energy Efficiency](#) - none

Contingent Info:

Contract Date: 09/19/2020

Sale Trms: VA

DOM/CDOM: 298/ 298

Sold Price: \$457,000

Closing Date: 11/19/2020

Sell Concess: \$5000 - Closing Costs

Sell Points:

SQFT/Acre:

Sold Price per SQFT: \$124.15

Sell Ofc: M. Stagers Realty Partners

Selling Agent: Missy Stagers

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***

Prepared By: Kelly Armke | Larry Hull & Associates | 12/03/2020 12:22 PM