

Agent Report



Addr: 1473 SHEPHERDS Ranch **MLS #:** 1377960
Status: **Sold** **Class:** RE
Area: 2601 **Grid:** 416E1 **List Price:** \$467,500
Int.St./Dir: Hwy 46 to Brand Rd, R onto Shepherds Ranch
Subdivision: SHEPHERDS RANCH (*Common*) / SHEPHERDS RANCH 4(*Legal*)
City: Bulverde **Zip:** 78163-5013 **Type:** SFD
County: Comal **CAN#:** 500722008200 **AdSf:** 2533
Block: 0 **Lot:** 82
Legal: SHEPHERDS RANCH 4, LOT 82 **Currently Leased:** No
Lot Size: 2.6 **Lot Dimensions:** **Lease Expiration:**
Sch: Comal **BR:** 4 **Year Built:** 2006
Elem: Call **FBaths:** 2 **HBaths:** 1
Middle: Spring Branch **Builder:** unknown **Recent Rehab:**
High: Smithson Valley **Constr:** Pre-Owned

	Level		Level	Utility Suppliers		
Living Room	18X16	1	Master Bedroom	16X13	1	Gas:
Dining Room	11X11	1	Master Bedroom 2	---		Electric: PEC
Family Room	---		Master Bath	11X6	1	Garbage: Private
Kitchen	15X14	1	Bedroom 2	12X9	1	Water: Private Well
Breakfast	---		Bedroom 3	12X10	1	Sewer: Septic
Utility	10X6	1	Bedroom 4	13X10	1	Other: GVTC
Entry Room	---		Bedroom 5	---		
Study/Office	12X11	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:** None/N
Total Tax (W/O Exemptions): \$7,870.90 **PrTerms:** Conventional, FHA, VA, TX **HOA Name:**
Tax Year: 2018 **Loan Info:** Vet, Cash, USDA **HOA Fee / Freq / Trans Fee:** // **Neighborhood Amenities:** None

Subdivision: SHEPHERDS RANCH (*Common*) / SHEPHERDS RANCH 4(*Legal*)
Preferred Title Co.: Alamo Title

Owner: MOORE PATRICIA M **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 use Velda Brown with Alamo Title. Submit offers to kellyarmke@gmail.com

Remarks: Texas Hill Country home with open floor plan. Enjoy the breathtaking views of the hill country from the back porch or through the large windows in the living area and master bedroom. Newly installed carpet and fresh coat of interior paint. New kitchen sink and faucet. A second, detached garage sits below the house for extra space and storage.

Style: One Story, Texas Hill Country **Garage Parking:** Four or More Car **Additional/Other Parking:**
Ext: Stone/Rock **Roof:** Composition **Mst BR:** Split, DownStairs, Outside Access, Walk-In Closet, Ceiling Fan, Full Bath
Fndtn: Slab **Wdw:** Some Remain **Mst Bth:** Tub/Shower Separate, Separate Vanity, Garden Tub
Interior: One Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Office, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Pull Down Storage, Cable TV Available, High Speed Internet, Laundry Main Level, Walk in Closets
Inclusions: Ceiling Fans, Washer Connection, Dryer Connection, Self-Cleaning Oven, Microwave Oven, Stove/Range, Dishwasher, Ice Maker Connection, Water Softener (owned), Pre-Wired for Security, Garage Door Opener, Private Garbage Service
Exterior Fea: Covered Patio, Double Pane Windows, Mature Trees, Dog Run Kennel, Wire Fence
Wat/Swr: Private Well, Septic, Aerobic Septic, Water Storage **Floor:** Carpeting, Stained Concrete **Frpl:** One, Living Room, Wood Burning
Heating: Central **Ht Fuel:** Electric **Air Cond:** One Central
Pool/SPA: None **Misc:** Cluster Mail Box
Lot Des: Bluff View, Country View, Horses Allowed, 2 - 5 Acres **Lot Impv:** Street Paved
Accessible/Adaptive: Level Drive, No Stairs, First Floor Bath, Full Bath/Bed on 1st Flr, First Floor Bedroom
Green: Features - none / Certification - none / Energy Efficiency - none

Contingent Info: **DOM/CDOM:** 30/ 30 **Sold Price:** \$437,250

Contract Date: 05/04/2019

Sale Trms: VA

Sell Points:

SQFT/Acre:

Closing Date: 06/03/2019

Sell Concess: 0

Sold Price per SQFT: \$172.62

Sell Ofc: Coldwell Banker D'Ann Harper **Selling Agent:** Lynette Hale

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 | 11/16/2020 08:09 AM