

Public Report

310 Lets Roll Dr

LP:\$525,000



MLS #: 1567600
Address: 310 Lets Roll Dr
Status: New
Class: RE
LP: \$525,000

Area: 2605 **Inst/Dir:** 281 N, Right onto FM 306, Left onto FM 484, Right onto Fischer Store Rd, Left onto Let's Roll **Sch Dist:** Comal
Grid: 287D3 **Subdivision (Legal Name):** SUMMIT ESTATES AT FISCHER TEXAS **Elem:** Rebecca Creek
City: Fischer **County:** Comal **Constr:** New **Middle:** Mountain Valley
HOA Fee: \$100 / Annually **HOA Name:** SUMMIT ESTATES AT FISCHER MAINTENANCE CORPORATION **Mand:** Mandatory **High:** Canyon Lake
HOA Fee2: / **HOA Name2:** **Currently Leased:** **Lease Expiration:**
[Click here for additional details](#)

Neighborhood Amenities: Controlled Access

Living Room 17X19	Level 1	Master Bedroom 13X15	Level 1	BR: 4	FBaths: 2	HBaths: 1
Dining Room ---		Master Bedroom 2 ---		Mst BR: Split, Outside Access, Walk-In Closet, Ceiling Fan		Year Built: 2021
Family Room ---		Master Bath 10X14	1	Mst Bth: Tub/Shower Separate, Double Vanity		Recent Rehab:
Kitchen 14X20	1	Bedroom 2 11X11	1	Heating: Central	Ht Fuel: Electric	Air: One Central
Breakfast ---		Bedroom 3 11X11	1	Floor: Vinyl		AdSf: 2078
Utility ---		Bedroom 4 11X11	1	Garage Parking: Two Car Garage		Frpl: One, Wood Burning, Stone/Rock/Brick, Other
Entry Room ---		Bedroom 5 ---		Additional/Other Parking:		Pool/SPA: None
Study/Office ---				Lot Dimensions:		Lot Size: 1.01

Level Key: 1-Main Level, 2-2nd Level, 3-3rd Level, W-Walkout
Basement, B-Basement, U-Unknown

Interior: One Living Area, Eat-In Kitchen, Island Kitchen, Walk-In Pantry, Utility Room Inside, Open Floor Plan
Inclusions: Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Disposal, Dishwasher, Water Softener (owned), Electric Water Heater, Garage Door Opener, Custom Cabinets, Private Garbage Service
Exterior Features: Covered Patio, Privacy Fence, Partial Fence, Mature Trees, Other - See Remarks
Green: [Features](#) - none / [Certification](#) - none / [Energy Efficiency](#) - none

Stunning new construction farmhouse located in the Texas Hill Country in historic Fischer, Texas. Summit Estates at Fischer is a private, gated community. This home is located on an acre lot that backs up to a large ranch with beautiful nature views. Quartz countertops, custom cabinets and stainless steel appliances fill the bathrooms and kitchen. Enjoy the peacefulness the Hill Country has to offer while sitting by the fireplace on the backporch. Completion expected end of December. Close prox... *(text truncated for print)*

List Office: Larry Hull & Associates **Owner LREA/LREB:** Yes **Total Tax (Without Exemptions):** \$251.32
Contingent Info: **Tax Year:** 2020 **Sold Price:**
Contract Date: **Closing Date:** **Price per SQFT:** \$252.64

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon.***Copyright 2021 by SAN ANTONIO BOARD OF REALTORS***

Prepared By: Kelly Armke | Larry Hull & Associates | 10/25/2021 04:06 PM