

**Agent Report**

**Addr:** 1801 Birch Ln **MLS #:** 1427693  
**Status:** Sold **Class:** RE  
**Area:** 2606 **Grid:** 287F6 **List Price:** \$320,000  
**Int.St./Dir:** 281 N, R onto FM 306, L onto FM 484, R onto FM 32, R onto Agarita, L Yaupon, R Possum Tree, L Log Cabin, L Birch Ln  
**Subdivision:** RANCHO DEL LAGO WEST (*Common*) / RANCHO DEL LAGO PH 10(*Legal*)  
**City:** Fischer **Zip:** 78623-2057 **Type:** SFD  
**County:** Comal **CAN#:** 450100026300 **AdSf:** 1664  
**Block:** 0 **Lot:** 94  
**Legal:** RANCHO DEL LAGO PHASE 10, LOT 94 **Currently Leased:** No  
**Lot Size:** 1.07 **Lot Dimensions:** **Lease Expiration:**  
**Sch:** Comal **BR:** 3 **Year Built:** 2009  
**Elem:** Rebecca Creek **FBaths:** 2 **HBaths:** 0  
**Middle:** Mountain Valley **Builder:** Unknown **Recent Rehab:**  
**High:** Canyon Lake **Constr:** Pre-Owned

	Level		Level	Utility Suppliers		
Living Room	19X14	1	Master Bedroom	14X14	1	Gas:
Dining Room	16X10	1	Master Bedroom 2	---		Electric:
Family Room	---		Master Bath	12X11	1	Garbage:
Kitchen	17X16	1	Bedroom 2	12X12	1	Water:
Breakfast	---		Bedroom 3	16X10	1	Sewer:
Utility	6X5	1	Bedroom 4	---		Other:
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:** None/N  
**Total Tax (W/O Exemptions):** \$5,130.85 **PrTerms:** Conventional, FHA, VA, TX **HOA Name:**  
**Tax Year:** 2019 **Vet, Cash** **HOA Fee / Freq / Trans Fee:** // **Neighborhood Amenities:** None

**Subdivision:** RANCHO DEL LAGO WEST (*Common*) / RANCHO DEL LAGO PH 10(*Legal*)

**Preferred Title Co.:** Alamo Title

**Owner:** GOFF **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** **Bonus:**  
**Contact:** ShowingTime

**AgentRmrks:** Please use Velda Brown at Alamo Title in Spring Branch. Submit all offers to kellyarmke@gmail.com

**Remarks:** Your Ranch Style home awaits you! This 3 bedroom, 2 bath home has so many fantastic features including the pine ceilings, doors and cabinets. Beautiful granite counter tops in bathrooms and kitchen. New carpet! Large, open kitchen for entertaining. Huge walk-in pantry. Third bedroom can also be used as an office, play room, craft room, the options are endless! The best feature is the over 2400sf of wrap around porch! This home backs up to a ranch so you have endless views behind you of the Hill Country!

**Style:** One Story, Ranch, Texas Hill Country **Garage Parking:** Two Car Garage, **Additional/Other Parking:** Two Car Carport  
**Ext:** Cement Fiber **Roof:** Composition **Mst BR:** Split, DownStairs, Walk-In Closet, Full Bath  
**Fndtn:** Pier & Beam **Wdw:** Some Remain **Mst Bth:** Tub/Shower Separate, Double Vanity, Garden Tub  
**Interior:** One Living Area, Separate Dining Room, Eat-In Kitchen, Breakfast Bar, Walk-In Pantry, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Walk in Closets  
**Inclusions:** Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Disposal, Dishwasher, Water Softener (owned), Smoke Alarm, Electric Water Heater, Custom Cabinets, Private Garbage Service  
**Exterior Fea:** Covered Patio, Deck/Balcony, Double Pane Windows, Has Gutters, Mature Trees  
**Wat/Swr:** Water System, Septic **Floor:** Carpeting, Ceramic Tile, **Frpl:** Not Applicable  
**Heating:** Central, 1 Unit **Ht Fuel:** Electric **Air Cond:** One Central  
**Pool/SPA:** None **Misc:** No City Tax, Cluster Mail Box

**Lot Des:** On Greenbelt, Bluff View, Country View, 1 - 2 Acres, Mature Trees (ext feat), Canyon Lake **Lot Impv:** Street Paved, Asphalt

**Accessible/Adaptive:** First Floor Bath, Full Bath/Bed on 1st Flr, First Floor Bedroom

**Green:** Features - none / Certification - none / Energy Efficiency - Programmable Thermostat, Double Pane Windows, Ceiling Fans

**Contingent Info:** **DOM/CDOM:** 51/ 51 **Sold Price:** \$315,000  
**Contract Date:** 01/07/2020 **Sale Trms:** Conventional **Sell Points:** **SQFT/Acre:**  
**Closing Date:** 02/18/2020 **Sell Concess:** \$1500 - Closing Costs **Sold Price per SQFT:** \$189.30  
**Sell Ofc:** Kuper Sotheby's Int'l Realty **Selling Agent:** Pliny Mier **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\*\*\*