

Agent Report

County:

Legal:

Addr: 2221 Longs Peak

Class: RE Status: Sold

386B3 List Price: \$597,500 Area: 2603 Grid: Int.St./Dir: Hwy 281 N, R onto Hwy 46, L onto FM 3159, L onto FM 311, R

onto Comal Springs, R onto Longs Peak

Subdivision: MOUNTAIN SPRINGS RAN (Common) / MOUNTAIN

SPRINGS RANCH 2(Legal)

City: Canyon Zip: 78133 Type: SFD

Lake

3289 CAN#: 350615028200 AdSf: Comal Lot: 283

Block: 0

MOUNTAIN SPRINGS RANCH 2. Currently Leased: No

MLS #:

1379274

**LOT 283** 

Lot Size: 1.69 Lot Dimensions: Lease Expiration: Sch: Comal BR: Year Built: 2017 HBaths: 0 Elem: Call FBaths: 4

District

Middle: Call **Builder: Deer Hollow Recent Rehab:** 

Construction District High: Smithson Constr: Pre-Owned

Valley

		Level			Level	Utility Suppliers
Living Room			Master Bedroom	17 <sub>X</sub> 20	1	Gas:
Dining Room	11 X 18	1	Master Bedroom 2			Electric:
Family Room	19 X 18	1	Master Bath	20X13	1	Garbage: Tiger
Kitchen	12 X 18	1	Bedroom 2	12X13	2	Water: CLWSC
Breakfast			Bedroom 3	12X13	2	Sewer: Septic
Utility			Bedroom 4	12X13	1	Other: GVTC
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 MItpl Counties: No **Financials** Total Tax (W/O Exemptions): \$10,266.96 PrTerms: Conventional, FHA, VA, Tax Year: 2019 Cash

Assessments Mand/Mult HOA: Mandatory/No HOA Name: MOUNTAIN SPRINGS RANCH PROPERTY OWNERS ASSOCIATION

Loan Info: Subdivision: MOUNTAIN SPRINGS RAN (Common) / MOUNTAIN SPRINGS HOA Fee / Freq / Trans Fee: \$300 / Annually / \$175 Click here for additional details

RANCH 2(Legal)

List Agent: Kelly Armke

Neighborhood Amenities: Pool, Park/Playground,

Jogging Trails, Bike Trails, BBQ/Grill

Preferred Title Co.: Alamo Title WARNOCK ALICIA E Owner:

BC/\$: 3% Owner LREA/LREB: No SC/\$: 0 (210) 383-3211 Occupancy: Owner (210) 414-2497 Possession: Closing/Funding

List Office: Larry Hull & Associates HULL00 Ph to Show: 210-222-2227 Showing Contact: CSS Lockbox Type: Combo Bonus:

647942

AgentRmrks: Co listed with Mary Paz Hull. Please use Velda Brown with Alamo Title. Send offers to kellyarmke@gmail.com or landmphull@yahoo.com. Special features under Additional Docs. No sign on property. Kitchen induction cooktop is electric, however, it is plumbed for gas as well. NO Showings May 21-31. Please call agent with any questions regarding showings during this time. Remarks: Stunning home in Mountain Springs Ranch with a beautiful view of the hill country through the large windows in the living area. Master and 4th bedroom or office downstairs, 2 bedrooms with 2 bathrooms and play/game area upstairs. Side entry into mudroom. Wood floors throughout with carpet in some bedrooms. Large built-in refrigerator/freezer in kitchen. Frigidaire Induction cooktop.

Style: Two Story, Contemporary, Garage Parking: Three Car

Texas Hill Country Garage, Attached, Side Entry

Ext: 4 Sides Masonry, Stone/Rock, Roof:

Stucco

Metal

Mst BR: Split, DownStairs, Outside Access, Walk-In Closet,

Full Bath

Additional/Other Parking:

Mst Bth: Tub/Shower Separate, Separate Vanity Fndtn: Slab Wdw: None Remain

Interior: One Living Area, Liv/Din Combo, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Walk-In Pantry, Loft, Utility Room Inside, Secondary Bedroom Down, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Main Level, Laundry Room, Telephone, Walk in Closets, Attic - Partially Finished, Attic - Partially Floored

Inclusions: Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Microwave Oven, Refrigerator, Water Softener (owned),

Smoke Alarm, Double Ovens, Private Garbage Service

Exterior Fea: Patio Slab, Double Pane Windows, Has Gutters, Mature Trees

Wat/Swr: Water System, Aerobic Floor: Carpeting, Wood Frpl: One, Living Room, Gas

Septic

**Heating: Central** Ht Fuel: Electric Air Cond: Two Central

Pool/SPA: None Misc: No City Tax, Cluster Mail Box, School Bus

Lot Des: Cul-de-Sac/Dead End, Bluff View, Country View, 1 - 2 Acres, Lot Impv: Street Paved

Partially Wooded, Gently Rolling, Canyon Lake

Accessible/Adaptive: Doors w/Lever Handles, First Floor Bath, Full Bath/Bed on 1st Flr, First Floor Bedroom

Green: Features - none / Certification - none / Energy Efficiency - 16+ SEER AC, Programmable Thermostat, Double Pane Windows, Variable Speed HVAC, Energy Star Appliances, Low E Windows, Dehumidifier, High Efficiency Water Heater, Foam Insulation, Ceiling Fans, Recirculating Hot Water

Contingent Info:

DOM/CDOM: 37/ 37 Sold Price: \$567,500

**Sell Points:** SQFT/Acre: Contract Date: 05/21/2019 Sale Trms: Conventional

Closing Date: 07/03/2019 Sell Concess: 0 Sold Price per SQFT: \$172.54 Sell Ofc: Larry Hull & Associates Selling Agent: Mary Hull Source SQFT Acre: