

**Agent Report**



**Addr:** 513 Compass Rose **MLS #:** 1555742  
**Status:** **Price Change** **Class:** LA  
**Area:** 2606 **Grid:** 287A6 **List Price:** \$72,500  
**Int.St./Dir:** 281N turn right onto FM 306. Left onto Cranes Mill Rd. Left onto Compass Rose  
**Subdivision:** SUMMIT NORTH (Common) / SUMMIT NORTH PH 4(Legal)  
**City:** Canyon Lake **Zip:** 78133 **Type:** RELOT  
**County:** Comal **CAN#:** 520218024100 **AdSf:**  
**Block:** 0 **Lot:** 241  
**Legal:** SUMMIT NORTH PHASE 4, LOT 241  
**Lot Size:** 0.54 **Lot Dimensions:**  
**Sch:** Comal **Sale/Rent:** For Sale  
**Elem:** Rebecca Creek **Mo Lease:**  
**Middle:** Mountain Valley **Currently Leased:**  
**High:** Canyon Lake **Lease Expiration:**

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<u>Lot Description</u>	<u>Utility Suppliers</u>	<u>Assessments</u> Mand/Mult HOA: Mandatory/No
<b>Front Feet:</b> 0	<b>Gas:</b>	<b>HOA Name:</b> SUMMIT NORTH POA
<b>Depth Feet:</b> 0	<b>Electric:</b>	<b>HOA Fee / Freq / Trans Fee:</b> \$150 / Annually / \$150
<b>Total Acres:</b>	<b>Garbage:</b>	<a href="#">Click here for additional details</a>
<b>Price/Acre:</b>	<b>Water:</b>	
<b>Well Depth:</b>	<b>Sewer:</b>	
	<b>Other:</b>	

**Base Taxes**

<b>County:</b> \$65.71	<b>Taxed by Mltpl Counties:</b> No	<b>Zoning:</b> RESIDENTIAL
<b>City:</b> \$0		
<b>School:</b> \$262.79		
<b>Other:</b> \$40.41	<b>Financials</b>	<b>Preferred Title Co.:</b> Alamo Title
<b>Total:</b> \$368.91	<b>PrTerms:</b> Conventional, Cash	

<b>Owner:</b> GUZMAN REYNALDO V	<b>Owner LREA/LREB:</b> No
<b>List Agent:</b> Kelly Armke	647942 (210) 383-3211 <b>SC/\$:</b> 0
<b>List Office:</b> Larry Hull & Associates	HULL00 (210) 414-2497 <b>BC/\$:</b> 3%
<b>Ph to Show:</b> 210-222-2227	<b>Lockbox</b> <b>Showing</b> <b>Bonus:</b>
	<b>Type:</b> None <b>Contact:</b> ShowingTime

**AgentRmrks:** Please use Velda Brown at Alamo Title in Spring Branch. Submit all offers to KellyArmke@gmail.com Contact Showing Time for showings and access information. Buyer will need to obtain a new survey.  
**Remarks:** Build your dream home on this level lot in the desirable Summit North in Comal County with Comal ISD schools. Neighborhood has controlled access. Close to Canyon Lake and easy commute to San Antonio, Austin, and New Braunfels. Adjacent lot is also available for sale (MLS 1555741).

<b>Description:</b> Wooded	
<b>Utility Avail:</b> Water System, Electric, Telephone, Cable TV	
<b>Utility On Site:</b> Water on Site	
<b>Site/Area Ft:</b> Controlled Access	
<b>Improvements:</b> Not Applicable/None	
<b>Miscellaneous:</b> No City Tax	
<b>Septic:</b> Required	<b>Terrain:</b> Level, Rocky
<b>Location:</b> In Subdivision, Level	<b>Trees:</b> Many
<b>Frontage:</b> County Road	<b>Docs Avail:</b> None
<b>Restrictions:</b> Building, No Mobile Homes, No Horses, Use Restrictions	<b>Green Features:</b>

<b>Contingent Info:</b>	<b>DOM/CDOM:</b> 33 / 33	<b>Sold Price:</b>
<b>Contract Date:</b>	<b>Sale Trms:</b>	<b>SQFT/Acre:</b>
<b>Closing Date:</b>	<b>Sell Concess:-</b>	<b>Price per SQFT:</b>
<b>Sell Ofc:</b>	<b>Selling Agent:</b>	<b>Source SQFT Acre:</b>

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 | 09/28/2021 10:25 AM