

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
Front Feet: 0	Gas:	HOA Name: SUMMIT NORTH POA
Depth Feet: 0	Electric:	HOA Fee / Freq / Trans Fee: \$150 / Annually / \$150
Total Acres:	Garbage:	Click here for additional details
Price/Acre:	Water:	
Well Depth:	Sewer:	
	Other:	

Base Taxes

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

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

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

Contingent Info:	DOM/CDOM: 33 / 33	Sold Price:
Contract Date:	Sale Trms:	SQFT/Acre:
Closing Date:	Sell Concess:-	Price per SQFT:
Sell Ofc:	Selling Agent:	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 2021 by SAN ANTONIO BOARD OF REALTORS***

Prepared By: Kelly Armke | Larry Hull & Associates | 09/28/2021 10:25 AM