

Agent Report



Addr: 1032 Riesling
Status: **Active** **Class:** LA **MLS #:** 1687759
Area: 2611 **Grid:** **List Price:** \$230,000
Int.St./Dir: Hwy 46 to Vintage Way. R onto Appellation. R onto Direto. L onto Pinot Blanc. R onto Riesling. Property at end of cul-de-sac
Subdivision: VINTAGE OAKS AT THE VINEYARD
City: New **Zip:** 78132-3939 **Type:** RELOT
Braunfels
County: Comal **CAN#:** 560163076200 **AdSf:**
Block: 0 **Lot:** 762
Legal: VINTAGE OAKS AT THE VINEYARD 4, LOT 762
Lot Size: 1.27 **Lot Dimensions:**
Sch: Comal **Sale/Rent:** For Sale
Elem: Bill Brown **Mo Lease:**
Middle: Smithson Valley **Currently Leased:**
High: Smithson Valley **Lease Expiration:**

Lot Description

Front Feet: 52
Depth Feet: 467
Total Acres: 1.27
Price/Acre:
Well Depth:

Utility Suppliers

Gas:
Electric:
Garbage:
Water:
Sewer:
Other:

Assessments **Mand/Mult HOA:** Mandatory/No
HOA Name: THE NEIGHBORHOOD COMPANY
HOA Fee / Freq / Trans Fee: \$1,197 / Annually / \$375

[Click here for additional details](#)

Base Taxes

County: \$497.80
City: \$0
School: \$2,549.20
Other: \$319.88
Total: \$3,366.88

Taxed by Mltpl Counties: No

Zoning: RESIDENTIAL

Financials

PrTerms: Conventional, Texas Vet, Cash

Preferred Title Co.: Alamo Title

Owner: SMITH
List Agent: Kelly Armke
List Office: Larry Hull & Associates
Ph to Show: 210-222-2227

647942
HULL00
Lockbox
Type: None

Owner LREA/LREB: No
(210) 383-3211
(210) 414-2497
Showing
Contact: ShowingTime

SC/\$: 0
BC/\$: 3%
Bonus:



Down Payment Resource

AgentRmrks: Please verify measurements and schools. Submit offers to KellyArmke@gmail.com. THERE IS A ONE-TIME WORKING CAPITAL ASSESSMENT FEE OF \$750. Signs not allowed, no sign on property.

Remarks: Build your dream home in the coveted gated community of Champagne Hills on this beautiful 1.27 lot with a hill country view. This lot is located at the end of a cul-de-sac for added privacy. Comal ISD schools. Convenient access to San Antonio, Canyon Lake and New Braunfels. Enjoy the top notch amenities Vintage Oaks at the Vineyard has to offer.

Description: Undeveloped, Partial Cleared

Utility Avail: Water System, Natural Gas, Electric, Telephone, Cable TV

Utility On Site: Water on Site, Electric

Site/Area Ft: Clubhouse, Tennis Courts, Playground/Park, Neighborhood Pool, Controlled Access, Jogging Trails, BBQ/Grill

Improvements: Paved Roads

Miscellaneous: No City Tax

Septic: Required

Location: Cul-de-Sac/Dead End, In Subdivision, Hill Country View, Country View

Frontage: County Road

Restrictions: Building, No Mobile Homes, No Horses, Cannot be Subdivided, Use Restrictions, No Mnft Homes

Other Structures:

Terrain: Level, Gentle Slope

Trees: Few, Mature, Hardwood

Docs Avail: Survey

Green Features:

Contingent Info:

Contract Date:

Closing Date:

Sale Trms:

Sell Concess:-

DOM/CDOM: 11 / 11

Sell Points:

Sold Price:

SQFT/Acre:

Price per SQFT: