

DBL REAL ESTATE
1702 E MAIN ST
MADISONVILLE, TX 77864
(936) 348-9977 PH/(936) 348-9979 FAX



6048 FM 2158, MIDWAY, 75852

General Property Description: 3/2/2.5 Custom Home, built 2010

Acreage: 3.52

Road Frontage: Asphalt – Farm to Market

School District: Madisonville CISD

Water/Sewer: Water Well/Aerobic System


2014 Tax Information: \$2,363.62 (exemptions); \$2,695.83 (no exemptions)

List Price: \$275,000

Buyer's Agents Welcome, but Must Accompany Client from Initial Showing Forward to Participate in Principal Broker's Commission. DBL Real Estate Strives to represent all properties accurately but DBL Real Estate does not assume liability for typographical errors, misprints, nor for misinformation that may have been given to us. Though all information presented is believed to be reliable we do not guarantee the reliability of any information given. Buyer should independently verify all information.



Single-Family

County: **Madison** ML #: **40361454** Status: **A** LP: **\$275,000**
 Also For Tax Acc #: **43499** SP/SF: **\$0.00** LP/SF: **\$ 143.75**
 Lease: **No** Area: **62 -** Location: **122 - Other** KM: **999Z**
Madison County Counties in Texas
 Addr: **6043 FM 2158**  City: **Midway** Zip: **75852 -**
 Sub: **None** State: **Texas** Country: **United States**
 Listing Firm: **DBL Real Estate** Master Planned Community: **No/**
 Mkt Area: Legal: **A-23, James Mitchell, Tr 24-5, 3.52** Sec #: **None**
 Other **AC**
 SqFt: Lot Size: **/** Year Built: **2010/Appraisal District**
 1913/Seller
 SchDist: **99 -** Elem: Middle: **Madisonville** High: **Madisonville**
Other Madisonville
SCHOOL INFO IS SUBJECT TO CHANGE. BUYERS SHOULD INDEPENDENTLY VERIFY.

Description and Room Dimensions

Style: **Traditional** # Stories: **1** New Construction: **No/** Builder Name: # Bedrooms: **3 /**
 Type: **Free Standing** Approx Complete: Access: #FB/HB: **2/0**
 LotSize: **/** Acres: **/2 Up to 5 Acres** Utility Rm: **6X8** Garage: **2/Oversized Garage**
 Living: **16X22** Dining: **12X13** 1st Bed: **15X16** 4th Bed: Carport: **/**
 Den: Kitchen: **12X13** 2nd Bed: **13X13** 5th Bed: FrntDoorFaces:
 Game Rm: Brkfst: 3rd Bed: **10X12** Gar/Car: Show: **Appointment Required**
 Study: ExtraRm: Media:
 Dir: **From I-45N @ Madisonville: Exit #142, turn R on Hwy 21W & go 8.8 mi, turn R on FM 2158 & go 1.6 mi, property on R, sign posted.**

Physical Property Description - Public: **Madison County - 3/2/2.5 Custom home, built 2010, with entertaining in mind! Open concept with high ceilings & wood burning fireplace. Kitchen is the showplace of the home w/ granite counters, stainless appliances, dining space & elegant custom cabinetry. Garage has a work bench making projects a breeze! Enter property thru grand black pipe entrance to a manicured 3.52 AC. Enjoy the views on your custom deck! Asking \$275,000**

Interior, Exterior, Utilities and Additional Information

Microwave: **Yes** Dishwasher: **Yes** Cmpctr: Dispsl: SepIceMkr: Oven: **Gas Oven** Range: **Gas Range**
 Fireplace: **1/Wood Burning Fireplace** UtilRm: **Utility Rm in House**
 Connect: Bedrooms: **All Bedrooms Down**
 Energy: **Ceiling Fans** Rooms: **1 Living Area, Study/Library**
 Green/Energy Certifications:
 Interior: **High Ceiling** Flooring: **Carpet, Tile** Countertops:
 Master Bath: **Double Sinks, Master Bath + Separate Shower** Prvt Pool: **No/** AreaPool:
 Exter Constr: **Brick & Wood, Cement Board** Roof: **Composition**
 Extr: **Back Yard, Fully Fenced, Patio/Deck** Foundation: **Slab**
 Lot Desc: **Cleared** St Surf: **Asphalt** Utility Dist:
 Waterfront Features:
 Golf Course Name: Heat: **Central Electric** Cool: **Central Electric** Wtr/Swr **Aerobic, Well**
 Restrictions: **No Restrictions** Defects: **No Known Defects**
 Disclosures: **Sellers Disclosure** Exclusions:
 Management Co./HOA Name: **No / /**
 Maint Fee: **No/\$0/**
 Tax w/o Exempt/Yr: **\$2696/2014**
 Financing Available: **Cash Sale, Conventional** Tax Rate:

6043 FM 2158

MLS#: 40361454

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Custom Home built 2010



Notice the long concrete walkway



Lush landscaping



A grand entrance for a grand home!



Custom cabinetry, granite & recessed lighting



Open concept makes entertaining easy



Eat in kitchen



A beautiful room that showcases the fireplace



Living room is 16X22, lots of space to stretch out



Master Bedroom



Master Bath



Guest Bedroom



Guest Bedroom



Custom deck - a great place to enjoy the beautiful views!



3.52 AC is immaculately maintained - park like setting





*Data Not Verified/Guaranteed by MLS
Obtain signed HAR Broker Notice to Buyer Form*

Prepared by: Don Hatcher

Aerial County Plat Map

DBL Disclaimer:
Measurements are
approximated.



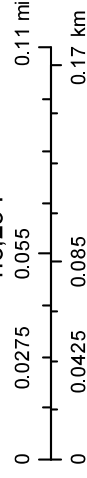
April 14, 2015

☐ Parcels

☐ Abstracts

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries

1:3,254



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Geomapping, Aerogrid, IGN, IGP, swisstopo, and

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Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

(TAR-2501) 10-10-11

TREC No. OP-K

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