

DBL REAL ESTATE
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MADISONVILLE, TX 77864
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529 SHADY CREEK LANE, MADISONVILLE

Gen. Prop. Description: 3/2.5/2 Attached Garage w/ 3126 SF on 2 Wooded Lots

Road Frontage: County Maintained – Asphalt

School District: Madisonville CISD

Water/Sewer: City Water/Aerobic Treatment System

2014 Tax Information: \$3,269.62 (no exemptions)

List Price: \$264,500

Directions: I-45N @ Madisonville: Exit #142, turn L on Hwy 21W & go 2.3 mi, turn L on Hwy 90 & go 1.1 mi, turn R on Shady Creek Ln, property on L, sign posted.

Buyer's Agents Welcome, but Must Accompany Client from Initial Showing Forward. 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 ML #: **71456974** Status: **A** LP: **\$264,500**
 County: **Madison** Tax Acc #: **81830** SP/SF: **\$0.00** LP/SF: **\$84.61**
 Also For Lease: **No** Area: **62 - Madison County** Location: **122 - Other Counties in Texas** KM: **999Z**
 Addr: **529 Shady Creek** City: **Madisonville** Zip: **77864 -**
 Sub: **Hidden Acres** State: **Texas** Country: **United States**
 Listing Firm: **DBL Real Estate** Master Planned Community: **No/**
 Mkt Area: **Other** Legal: **Hidden Acres Subdivision Lot 10 & 13** Sec #: **None**
 SqFt: **3126/Appraisal District** Lot Size: **/** Year Built: **1970/Appraisal District**
 SchDist: **99 - Other** Elem: **Madisonville** Middle: **Madisonville** High: **Madisonville**
SCHOOL INFO IS SUBJECT TO CHANGE. BUYERS SHOULD INDEPENDENTLY VERIFY.

Description and Room Dimensions

Style: **Traditional** # Stories: **1.5** New Construction: **No/** Builder Name: **/**
 Type: **Free Standing** ApproxComplete: **/** Access: **#FB/HB: 2/1**
 LotSize: **/** LotDim: **/** Utility Rm: **Garage: 2/Attached Garage**
 Living: **20X20** Dining: **12X15** 1st Bed: **15X17** 4th Bed: **Carport: /**
 Den: **/** Kitchen: **10X13** 2nd Bed: **13X15** 5th Bed: **FrntDoorFaces:**
 Game Rm: **10X20** Brkfst: **11X11** 3rd Bed: **12X15** Gar/Car: **/**
 Study: **11X14** ExtraRm: **/** Media: **/** Show: **Appointment Required**
 Dir: **From Madisonville @ I-45: Turn L on Hwy 21 & go 2.3 mi, turn L on Hwy 90 & go 1.1 mi, turn R on Shady Creek, property on L, sign posted.**

Physical Property Description - Public: **Madisonville Beautiful 1.5 Story 3/2.5/2 Brick home, 3126 SF. Home features fireplace, formal dining room, downstairs office, upstairs game room and built-ins thru out! Master bedroom is located downstairs and en suite bath has large tub, dual closets, built-in vanity & built-in dresser. Home is located on 2 lovely, wooded lots in Hidden Acres. Asking \$264,500**

Interior, Exterior, Utilities and Additional Information

Microwave: **No** Dishwasher: **Yes** Cmpctr: **No** Dispsl: **No** SepPlceMkr: **No** Oven: **Electric Oven** Range: **/**
 Fireplace: **1/Gaslog Fireplace** UtilRm: **Utility Rm in House**
 Connect: **Electric Dryer Connections, Washer Connections** Bedrooms: **Master Bed - 1st Floor**
 Energy: **Ceiling Fans** Rooms: **1 Living Area, Breakfast Room, Formal Dining, Gameroom Up, Study/Library**
 Green/Energy Certifications: **/** Flooring: **Carpet, Wood** Countertops: **/**
 Interior: **Breakfast Bar** Prvt Pool: **No/** AreaPool: **/**
 Master Bath: **Tub with Shower** Roof: **Composition**
 Exter Constr: **Brick & Wood** Foundation: **Slab**
 Extr: **Back Yard** St Surf: **Asphalt** Utility Dist: **/**
 Lot Desc: **Wooded** Cool: **Central Electric** Wtr/Swr: **Aerobic, Public Water**
 Waterfront Features: **/** Defects: **No Known Defects**
 Golf Course Name: **/** Exclusions: **/**
 Heat: **Central Electric**
 Restrictions: **Unknown/Verify**
 Disclosures: **Sellers Disclosure**
 Management Co./HOA Name: **No / /**
 Maint Fee: **No/\$0/**
 Tax w/o Exempt/Yr: **\$3270/2014** Tax Rate: **1.7688**
 Financing Available: **Cash Sale, Conventional, FHA, VA**

529 Shady Creek

MLS#: 71456974

List Price: \$264,500



3/2.5/2Garage w/ 3126 SF, 1.5 Story Home



Side view of home



Wooded front yard



Circle driveway



Front entrance & living room



Living room & gas log fireplace



Formal dining room overlooking wooded back yard



Entrance into kitchen



Kitchen



Breakfast room with gas log fireplace



Master BR located downstairs



Master bath with built-in vanity & sink area



Master bath with large bath tub and dual closets



Master bath with built-in dresser



Stairwell with beautiful wood flooring



Upstairs bedroom with custom built-ins. Each BR has connecting vanity



2nd Upstairs bedroom



Upstairs game room



Road frontage



Wooded lot



Wooded lot





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

Prepared by: Don Hatcher

DBL Disclaimer: Measurements are approximated.

Madison CAD - Map of Property ID 81830 for Year 2014





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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Don & Beverly Hatcher

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