

DBL REAL ESTATE
1702 E MAIN ST
MADISONVILLE, TX 77864
(936) 348-9977 PH/DBLREALESTATE.COM



For more information
please see item # 2201D
at dblrealestate.com
or MLS # 35255796 at
HAR.com



107 E CRESCENT ST, MADISONVILLE

Gen. Prop. Description: Remodeled 3/2/2 Home w/ Greenhouse & 2 Storage Buildings

Road Frontage: Asphalt

School District: Madisonville CISD

Water/Sewer: City Water/City Sewer

2014 Tax Info: \$2,056.15 (w/ HS Exemption); \$2,239.04 (No Exemptions)

List Price: \$161,000

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 #: **35255796** Status: **A** LP: **\$161,000**
 County: **Madison** Tax Acc #: **00000** SP/SF: **\$0.00** LP/SF: **\$76.23**
 Also For Lease: **No** Area: **62 - Madison County** Location: **122 - Other Counties in Texas** KM: **999Z**
 Addr: **TBD Crescent** City: **Madisonville** Zip: **77864 -**
 Sub: **North Heights** State: **Texas** Country: **United States**
 Listing Firm: **DBL Real Estate** Master Planned Community: **No/**
 Mkt Area: Legal: **North Heights Addition, Blk 5, Lot 2 (PT)** Sec #: **None**
 SqFt: **2112/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** New Construction: **No/** Builder Name: # Bedrooms: **3 /**
 Type: **Free Standing** ApproxComplete: Access: #FB/HB: **2/0**
 LotSize: **/** LotDim: Acres: **/** Utility Rm: Garage: **2/Attached Garage**
 Living: **18X23** Dining: **11X14** 1st Bed: **11X14** 4th Bed: Carport: **/**
 Den: **12X20** Kitchn: **15X20** 2nd Bed: **12X14** 5th Bed: FrntDoorFaces:
 Game Rm: Brkfst: 3rd Bed: **10X15** Gar/Car: Show: **Appointment Required**
 Study: **10X11** ExtraRm: Media:
 Dir: **From I-45N @ Madisonville: Exit #142, L on Hwy 21 & go 2 mi, R on Hwy 75, L on Marietta St, curve to R (street becomes Crescent), property on L, sign posted.**
 Physical Property Description - Public: **Madisonville- 3/2/2 Fabulous waterfront home on Lake Viser. Totally remodeled - Metal roof, VINYL windows, tile in high-traffic areas. Kitchen shows like brand-new: Custom cabinets, Stainless double-oven, over sized breakfast bar, tile backsplash, pendant lighting & lots of storage! Home has 2 living areas, master BR has 2 walk-in closets, sitting room & en suite bath. Outdoors features covered patio, hot tub, tea garden, greenhouse & 2 storage bldgs. Asking \$161,000**

Interior, Exterior, Utilities and Additional Information

Microwave: **Yes** Dishwasher: **Yes** Cmpctr: **No** Dispsl: **Yes** SepPlceMkr: **No** Oven: **Double Oven** Range: **Electric Range**
 Fireplace: **/** UtilRm: **Utility Rm in House**
 Connect: **Electric Dryer Connections, Washer Connections** Bedrooms: **All Bedrooms Down**
 Energy: **Ceiling Fans** Rooms: **1 Living Area, Den, Formal Dining**
 Green/Energy Certifications:
 Interior: **Breakfast Bar, Island Kitchen** Flooring: **Carpet, Tile** Countertops:
 Master Bath: **Master Bath Shower Only** Prvt Pool: **No/** AreaPool:
 Exter Constr: **Brick Veneer** Roof: **Other**
 Extr: **Porch, Spa/Hot Tub, Storage Shed** Foundation: **Slab**
 Lot Desc: **Waterfront** St Surf: **Asphalt** Utility Dist:
 Waterfront Features: **Lakefront**
 Golf Course Name: Heat: **Central Electric**
 Restrictions: **Zoning** Cool: **Central Electric** Wtr/Swr **Public Sewer, Public Water**
 Disclosures: **Sellers Disclosure** Defects: **No Known Defects**
 Management Co./HOA Name: **No / /** Exclusions:
 Maint Fee: **No/\$0/**
 Tax w/o Exempt/Yr: **\$2239/2014**
 Financing Available: **Cash Sale, Conventional, FHA, VA** Tax Rate:

TBD Crescent

MLS#: 35255796

List Price: \$161,000







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

Prepared by: [Don Hatcher](#)

Madison CAD - Map of Property ID 24977 for Year 2014



<https://propaccess.trueautomation.com/Map/View/Map/48/24977/2014>

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PropertyACCESS
www.trueautomation.com

Map Disclaimer: This product is for informational purposes only and may not have 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 property boundaries. The Madison County Appraisal District expressly disclaims any and all liability in connection herewith.



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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