

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

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item #2153D



804 E MAIN ST, MADISONVILLE

General Property Description: 3/2/3 Home, 1666 SF

Zoning: Commercial (per interpretation of City of Madisonville Zoning Map, 2006)

Road Frontage: Asphalt

School District: Madisonville CISD

Water/Sewer: Public Water/Public Sewer

2013 Tax Information: \$2,001.23 (w/ exempt.); \$2,184.11 (w/o exempt.)

List Price: REDUCED \$89,500

Directions From I-45N: Exit #142, turn L on Hwy 21W & go 1.9 mi, property on L, sign posted.

**AT DBL REAL ESTATE WE LOVE TO SEE A RENTER
BECOME A HOME OWNER & WE CAN HELP!**

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 #: 77041049 Status: **A** LP: \$89,500*
 County: **Madison** Tax Acc #: 34157 SP/SF: \$0.00 LP/SF: \$ 53.72
 Also For Lease: Area: **62 - Madison** Location: **108 -**
No **County** **Other Area** KM: 999Z
 Addr: **804 Main**  City: **Madisonville** Zip: **77864 -**
 Sub: **None** State: **Texas** Country: **United States**
 Listing Firm: **DBL Real Estate** Master Planned Community: **No/**
 Mkt Area: **Other** Legal: **A-10 JOB S COLLARD, TR** Sec #: **None**
 SqFt: **904-1** Lot Size:
 1666/Appraisal 11693/Appraisal Year Built: 1948/Seller
 District District
 SchDist: **99 -** Middle: High:
Other Elem: **Madisonville** **Madisonville** **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: **11693/Appraisal District** LotDim: Acres: **0.322/** Utility Rm: Garage: **3/Detached Garage**
 Living: **23X11** Dining: **14X14** 1st Bed: **26X13** 4th Bed: Carport: **/**
 Den: Kitchen: **12X12** 2nd Bed: **16X13** 5th Bed: FrntDoorFaces:
 Game Rm: Brkfst: **12X7** 3rd Bed: **16X12** Gar/Car: **Circle Driveway**
 Study: ExtraRm: Media: Show: **Appointment Required**
 Dir: **Exit #142 @ I-45N: L on Main St/Hwy 21, go 1.9 mi to property on L, sign posted.**
 Physical Property Description - Public: **Madisonville - REDUCED! Home is brimming w/ character & vintage charm!**
3/2/3, 1666 SF, split floor plan w/ architectural detail & high ceilings thru out. Home offers large formal dining area,
separate breakfast room & oversized master bedroom w/ ensuite bath. Front yard offers lovely front porch, circle
drive & the backyard has beautiful deck & room for a garden. REDUCED \$89,500

Interior, Exterior, Utilities and Additional Information

Microwave: Dishwasher: Cmpctr: Dispsl: SepIceMkr: Oven: **Double Oven,** Range: **Electric**
Yes **Yes** **No** **No** **No** **Electric Oven** **Range**
 Fireplace: **/** UtilRm: **Utility Rm in House**
 Connect: **Electric Dryer Connections, Washer Connections** Bedrooms: **All Bedrooms Down**
 Energy: **Ceiling Fans** Rooms: **Formal Dining**
 Green/Energy Certifications:
 Interior: Flooring: **Countertops:**
 Master Bath: **Tub with Shower** Prvt Pool: **No/** AreaPool:
 Exter Constr: **Wood** Roof: **Composition**
 Extr: **Back Yard Fenced, Covered Patio/Deck, Porch** Foundation: **Pier & Beam**
 Lot Desc: **Cleared** St Surf: **Asphalt** Utility Dist:
 Waterfront Features:
 Golf Course Name: Heat: **Central Electric**
 Restrictions: **Restricted** Cool: **Central Electric Wtr/Swr Public Sewer, Public Water**
 Disclosures: **Sellers Disclosure** Defects: **Has Known Defects**
 Management Co./HOA Name: **No / /** Exclusions:
 Maint Fee: **No/\$0/**
 Tax w/o Exempt/Yr: **\$2184/2013** Tax Rate:
 Financing Available:

804 Main

MLS#: 77041049

List Price: \$89,500



Front view



Circle Driveway



Entry & LR



Formal DR



LR



Kitchen



Breakfast Rm



Huge Master BR



Master BR - 2nd view



Master Bath



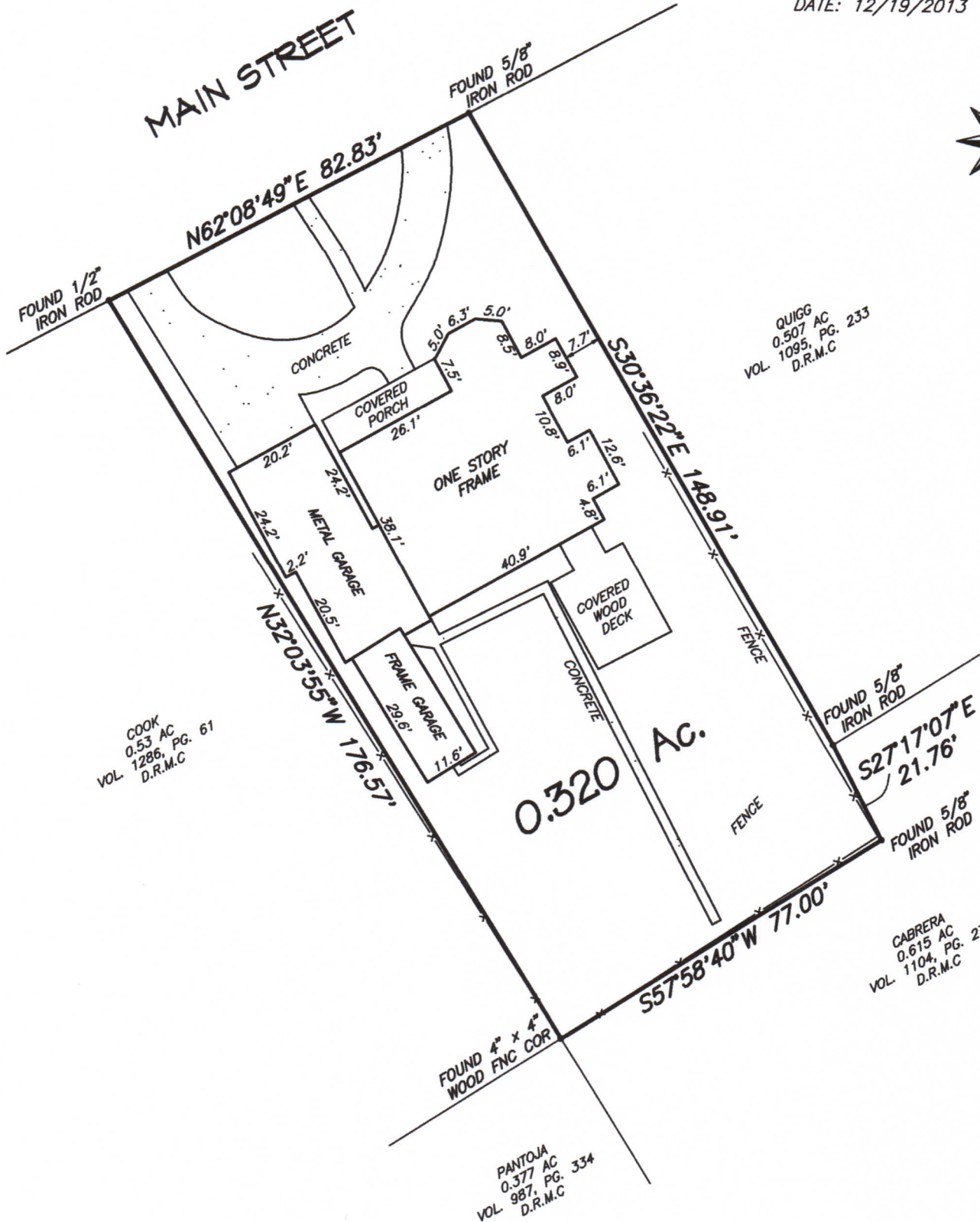
Spare BR



Spare BR



SCALE: 1" = 30'
DATE: 12/19/2013



NOTE:
HORIZONTAL CONTROL FOR THIS SURVEY
IS BASED ON GPS NAD 83 TEXAS CENTRAL
ZONE STATE PLANE COORDINATES.

A SURVEY OF
0.320 ACRES
IN THE J.S. COLLARD SURVEY, A-10
MADISON COUNTY, TEXAS



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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