

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



To see this property online, log onto  
dblrealestate.com (#2162D) or HAR.com  
(MLS #55449355)

**1109 S STATE ST, MADISONVILLE**

**Gen Prop Description: 2/2/2CPT Brick Home w/ Bonus Room & Fenced Yard**

**Zoning: Residential (per City of Madisonville Zoning Map, 2006)**

**Road Frontage: Asphalt**

**School District: Madisonville CISD**

**Water/Sewer: Public Water/Public Sewer**

**2013 Tax Information: \$1,938.67**

**List Price: \$99,500**

**Directions From I-45N: Exit #142, turn L on Hwy 21W & go 2.1 mi, turn L on S Madison & go 1/2 mi, turn R on W Cross St & go 1/10 mi, continue on S State & go 4/10 mi, property on L, sign posted.**

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

Data obtained from reliable sources & deemed reliable; however, data is not guaranteed by broker/agent. All information should be independently verified.



**Single-Family** ML #: **55449355** Status: **A** LP: **\$99,500**  
 County: **Madison** Tax Acc #: **17252** SP/SF: **\$0.00** LP/SF: **\$ 55.65**  
 Also For Lease: **No** Area: **62 - Madison County** Location: **108 - Other Area** KM: **999Z**  
 Addr: **1109 State**  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 67-1, 0.344 AC** Sec #: **None**  
 SqFt: **1788/Appraisal District** Lot Size: **/** Year Built: **1975/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: **2 /**  
 Type: **Free Standing** Approx Complete: Access: #FB/HB: **2/0**  
 LotSize: **/** Acres: **/** Utility Rm: **8X12** Garage: **0/**  
 Living: **12X15** Dining: **12X15** 1st Bed: **12X17** 4th Bed: Carport: **2/Attached Carport**  
 Den: Kitchen: **11X13** 2nd Bed: **11X20** 5th Bed: FrntDoorFaces:  
 Game Rm: Brkfst: **11X14** 3rd Bed: Gar/Car:  
 Study: ExtraRm: Media: Show: **Appointment Required**  
 Dir: **From I-45N @ Madisonville - Turn L on Hwy 21 W & go 2.1 mi, turn L on S Madison St & go 1/2 mi, turn R on W Cross St & go 1/10 mi, continue on S State St & go 4/10 mi, property on L, sign posted.**

Physical Property Description - Public: **Madisonville - 2/2/2CPT brick home, 1788 SF with a [bonus](#) room that could be converted to a 3rd bedroom. Home is move-in ready with very nice tile flooring, breakfast room, dining room & large master bedroom. Back yard is fenced. Asking \$99,500**

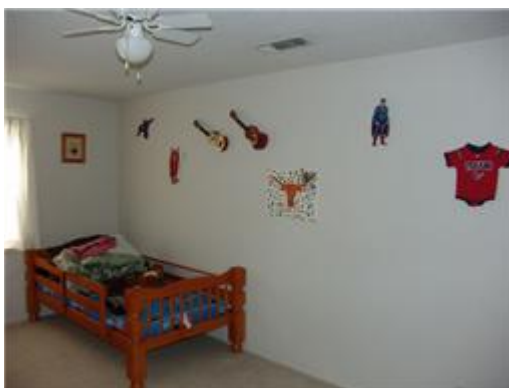
#### Interior, Exterior, Utilities and Additional Information

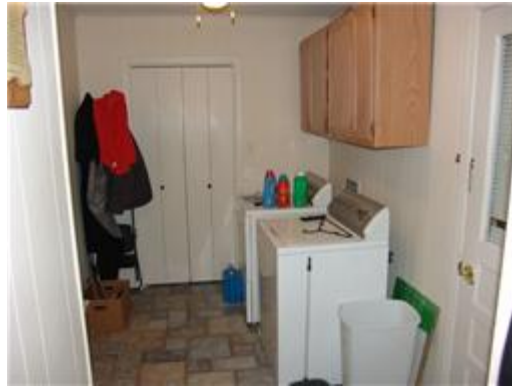
Microwave: **Yes** Dishwasher: **Yes** Cmpctr: **No** Dispsl: **No** SepIceMkr: **No** Oven: Range: **[Electric Range](#)**  
 Fireplace: **/** UtilRm: **Utility Rm in House**  
 Connect: **Electric Dryer Connections, Washer Connections** Bedrooms: **All Bedrooms Down**  
 Energy: Rooms:  
 Green/Energy Certifications:  
 Interior: Flooring: **Carpet, Tile** Countertops:  
 Master Bath: Prvt Pool: **No/** AreaPool: **No**  
 Exter Constr: **Brick & Wood** Roof: **Composition**  
 Extr: **Back Yard Fenced** Foundation: **Slab**  
 Lot Desc: **Cleared** St Surf: **Asphalt** Utility Dist:  
 Waterfront Features:  
 Golf Course Name: **[Heat](#) Central Electric** Cool: **Central Electric Wtr/Swr Public Sewer, Public Water**  
 Restrictions: **Zoning** Defects: **No Known Defects**  
 Disclosures: **Sellers Disclosure** Exclusions:  
 Management Co./HOA Name: **No / /**  
 Maint Fee: **No/\$0/**  
 Tax w/o Exempt/Yr: **\$1938/2013** Tax Rate: **2.29**  
 Financing Available: **Cash Sale, Conventional**

1109 State

MLS#: 55449355

List Price: \$99,500





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

**Prepared by:** [Don Hatcher](#)



## Madison CAD - Map of Property ID 17252 for Year 2013

DBL Disclaimer:  
Measurements are  
approximated





# Information About Brokerage Services

**B**efore 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

DBL Real Estate 1702 East Main Street Madisonville, TX 77864  
Phone: 936.348.9977

Fax: 936.348.9979

Don & Beverly Hatcher

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