



Country Living at It's Best The Falls



512 Pinehurst Drive
New Ulm, Tx 78950

*3 Bedroom 2 ½ Bath

*2000+ sq ft. living space

*Outdoor Kitchen and living area

*Located on The Falls Golf Course

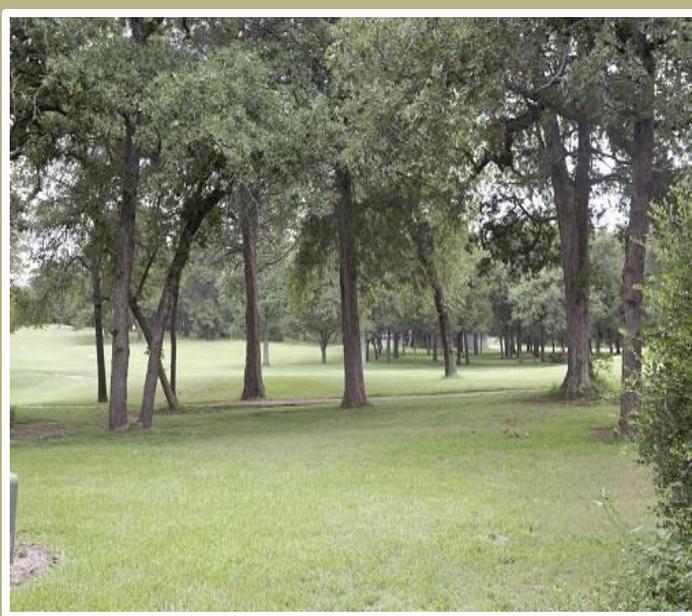
*Gated Community



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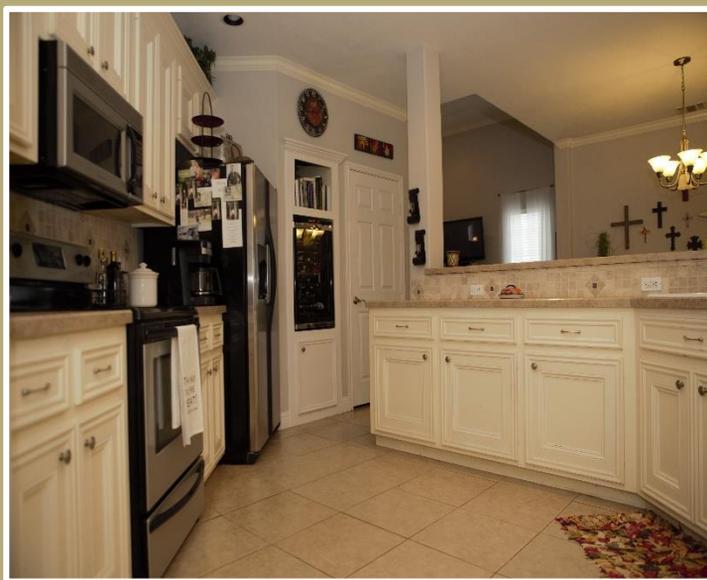
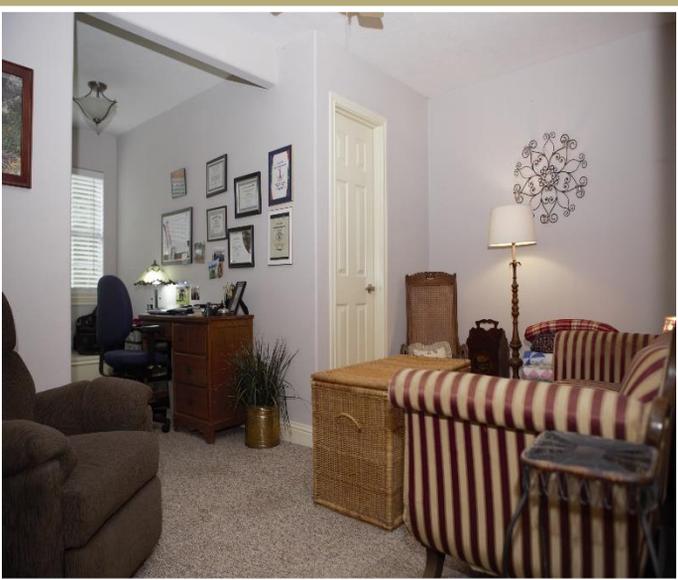
**Bill Johnson & Associates
Real Estate**

Since 1970



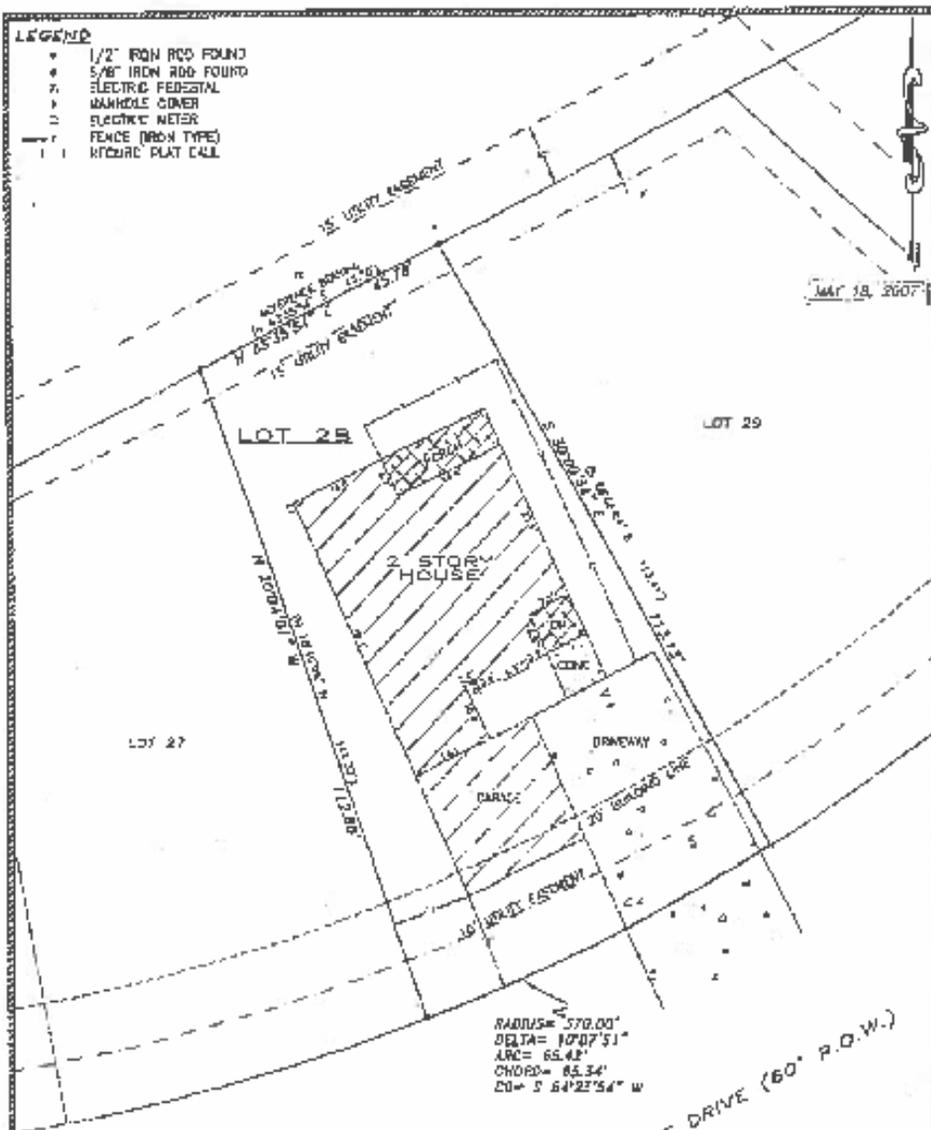
Gorgeous custom home sits a stone's throw away from the green of hole 15. Where acres and acres of mature shade trees form canopies over nature preserves. Once inside the gated community, this home boasts a kitchen, dining room, and family room which are open and spacious. Tile floors, stone fireplace, tall ceilings, and large windows surround this area letting the beautiful outdoors in. The kitchen includes gorgeous counter tops, stainless steel appliances, a walk in pantry and a wine fridge. Experience quiet moments while having your morning coffee and admiring the deer and wildlife in your custom outdoor living area. The outdoor living area was designed for pure enjoyment. The outdoor kitchen has everything you need to cook a fabulous dinner while entertaining family and friends. This gem is a must see!





LEGEND

- 1/2" IRON ROD FOUND
- 5/8" IRON ROD FOUND
- ELECTRIC PEDESTAL
- MANHOLE COVER
- ELECTRIC METER
- - - FENCE (IRON TYPE)
- - - METEORIC PLAT CALL



MAR 18, 2007

SURVEY NOTES

1. ALL BEARINGS ARE BASED ON THE LINE AS REFERENCED ON THE PLAT AND DESCRIBED ON THE REPLAT OF SECTION 2 OF THE FALLS SUBDIVISION BLOCK 1, RECORDED IN SLIDE NO. 84, OF THE PLAT RECORDS OF COLORADO COUNTY, TEXAS.
2. THIS PROPERTY IS SHOWN TO BE OUTSIDE THE FLOOD HAZARD BOUNDARY AREA AS DETERMINED BY FEMA FIRM MAP NO. 480500010 S, EFFECTIVE DATE JANUARY 3, 1990.
3. THIS PROPERTY IS SUBJECT TO THOSE RESTRICTIONS, EASEMENTS, ETC. AS PER VOLUME 492, PAGE 181, VOLUME 618, PAGE 84, COLORADO COUNTY DEED RECORDS, SLIDE NO. 87 AND SLIDE NO. 54, COLORADO COUNTY PLAT RECORDS, AND ANY OTHER THAT APPEAR IN THE REAL PROPERTY RECORDS OF COLORADO COUNTY, TEXAS THAT WOULD AFFECT SUBJECT TRACT.

PINHURST DRIVE (60' P.O.W.)

PROPERTY OWNER
OSWEN & HELEN EDWARDS
PROPERTY ADDRESS
512 PINHURST DRIVE
NEW CLAM, TEXAS

SCALE 1" = 30' FEET

SURVEY PLAT

OF A SURVEY OF LOT 28, BLOCK 1, SECTION NO. 2 REPLAT OF THE FALLS SUBDIVISION, COLORADO COUNTY, TEXAS AS PER PLAT RECORDED IN SLIDE NO. 84, OF THE COLORADO COUNTY MAP RECORDS.

THIS SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Edward N. Frank
EDWARD N. FRANK, S.P.
1568
REGISTERED SURVEYOR



**SURVEY PLAT OF LOT 28
BLOCK 1 - REPLAT OF SECTION 2
THE FALLS SUBDIVISION**

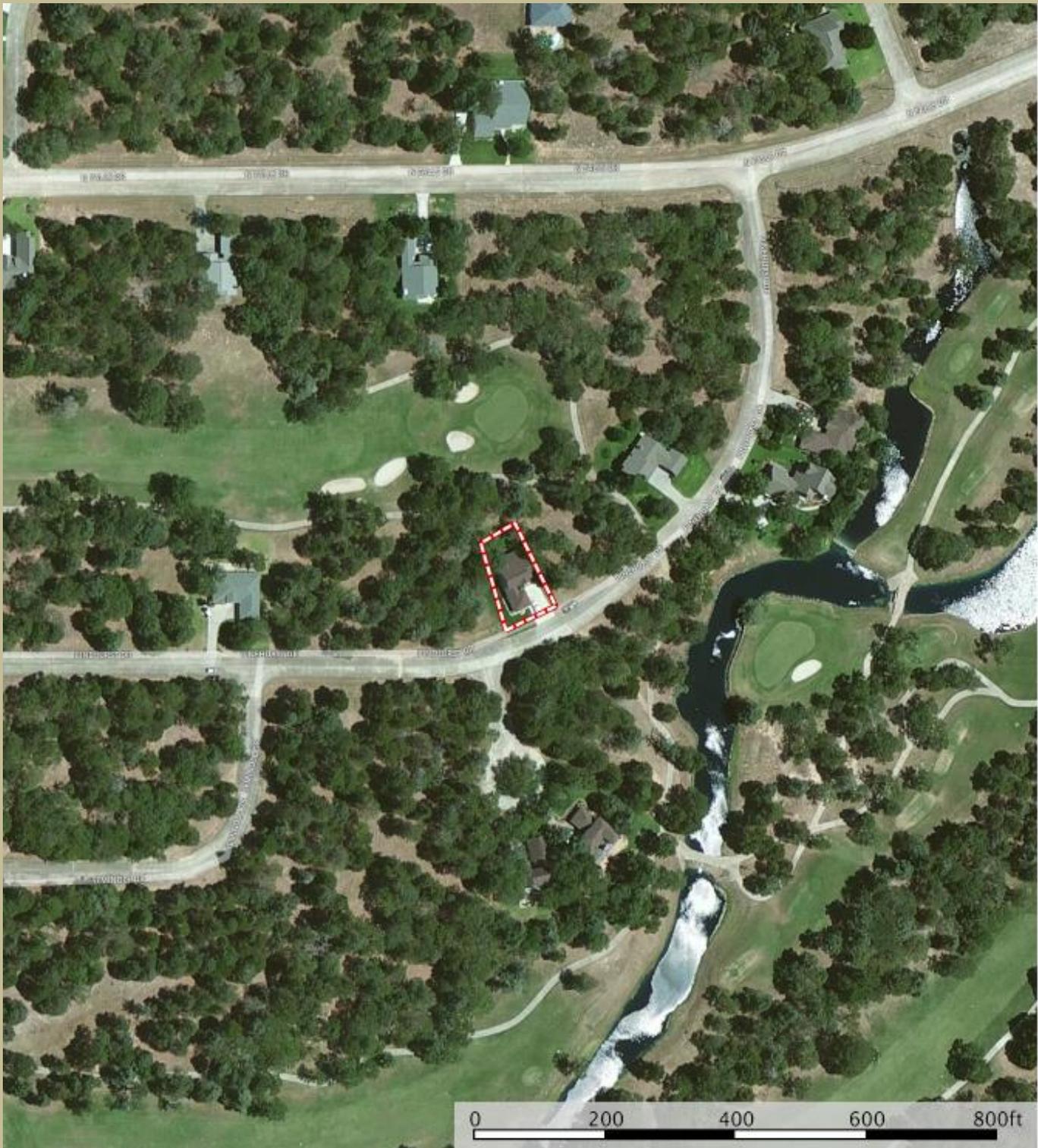
FROM VOLUME SHEET EQUILIBRIUM 74 7854 87470031-4	FRANK SURVEYING & CONRAN
COPYRIGHT 2006 ALL RIGHTS RESERVED	DRAWN BY: EYLE ERD PLW
SCALE 1" = 30'	PROJECT NO. 03-237
FIELD CHECK PER/DF	DESIGNED BY: IAN COMPUTARONE MPE
	SHEET 1 OF 1

Handwritten signature/initials

HOME LISTING

Address of Home:		512 Pinehurst Drive New Ulm, Tx 78950		Listing	104202 txls
Location of Home:		Blk 1, Lot 28 The Falls Replat Section II and House			
County or Region:		Colorado County	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Subdivision:		The Falls	Property Size:	.12 acres	
Subdivision Restricted:		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Listing Price:		\$279,000.00			
Terms of Sale		Home Features			
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/>	Ceiling Fans	No.	4
Seller-Finance:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/>	Dishwasher		
Sell.-Fin. Terms:		<input checked="" type="checkbox"/>	Garbage Disposal		
Down Payment:		<input checked="" type="checkbox"/>	Microwave (Built-In)		
Note Period:		<input checked="" type="checkbox"/>	Kitchen Range (Built-In)	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric
Interest Rate:		<input type="checkbox"/>	Refrigerator		
Payment Mode:	<input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.	Items Specifically Excluded from The Sale: LIST:			
Balloon Note:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO				
Number of Years:					
Size and Construction:		Heat and Air:			
Year Home was Built:		2006		<input checked="" type="checkbox"/>	Central Heat <input type="checkbox"/> Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Units: 2
Lead Based Paint Addendum Required if prior to 1978:		<input type="checkbox"/> YES		<input checked="" type="checkbox"/>	Central Air <input type="checkbox"/> Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Units: 2
Bedrooms:	3	2 1/2		<input type="checkbox"/>	Other:
Size of Home (Approx.)	2,071 sq ft	Living Area		<input checked="" type="checkbox"/>	Fireplace(s)
	2,942 sq ft	Total		<input type="checkbox"/>	Wood Stove
Foundation:	<input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other			<input checked="" type="checkbox"/>	Water Heater(s): <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric
Roof Type:	Shingle	Year Installed:	2006	Utilities:	
Exterior Construction:	Rock			Electricity Provider:	San Bernard Electric
Room Measurements:		APPROXIMATE SIZE:		Gas Provider:	
Living Room:				Sewer Provider:	MUD- The Falls
Dining Room:	13x10			Water Provider:	MUD- The Falls
Kitchen:	14x13			Water Well:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Depth:
Family Room:	15X21				Year Drilled:
Utility:	5x6			Average Utility Bill:	Monthly: approx. \$150.00
Bath:	4x9	<input checked="" type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower	Taxes:	Colorado Co. Year 2016
Master Bath:	9x10	<input checked="" type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower	School:	\$2,201.91
Bath:	3x6	<input type="checkbox"/> Tub	<input type="checkbox"/> Shower	County:	\$876.47
Master Bdrm:	15x13			The Falls MUI:	\$897.60
Bedroom:				Hospital:	na
Bedroom:	10x10			City:	na
Bedroom:	12x12			Taxes:	\$3,995.74
Office/Media:	10x14			School District:	Columbus ISD
Garage: <input checked="" type="checkbox"/>	Carpport: <input type="checkbox"/>	No. of Cars:	2	Additional Information:	
Size:		<input checked="" type="checkbox"/> Attached	<input type="checkbox"/> Detached	Steel Frame Construction	
Porches:				Located on the 15th green of The Falls golf course	
Front: Size:				Outdoor Living and Kitchen	
Outdoor Living/					
Deck: Size:	10x15	<input type="checkbox"/> Covered			
Deck: Size:		<input type="checkbox"/> Covered			
Fenced Yard:	No				
Outside Storage:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Size:			
	Construction:				
TV Antenna	<input type="checkbox"/>	Dish	<input checked="" type="checkbox"/>	Cable	<input type="checkbox"/>

BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.



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