



PEACEFUL, SECLUDED & IMMACULATE

19012 CHIMNEY CREEK RD | HELOTES , TX 78023

±14 Acres For Sale



FEATURES

Peaceful, secluded, immaculate 3,799 sq ft 4 bedroom 4 bath house that sits on 14+ ac. scattered with mature manicured oak trees. Perfect setup for entertaining guests and family - amazing pool, lighted volleyball court & horse shoe pits, beautiful patio and to enjoy viewing the wildlife. Guest house 1/1, 2 car garage, combo kitchen living area, and own utility room. 40x60 Workshop with Auto Lift. 9 seat Movie Room & built in Safe Room. Security Camera System. Un zoned and Unrestricted!! Ideal for home and business operation. Possible sale of two lots.

PRICNG

\$1,290,000

HAROLD (BUTCH) GALM, LREB

210.688.3874 | haroldgalm@galmrealestate.net

Proudly Serving San Antonio, Hill Country & South Texas Area for 40+ Years

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Property Attributes

Well

Storage Tank 2,800 gallons
Cow Creek, 630 ft,
pump 220 ft deep
1 ¼ PVC Schedule 80
Pipe
Pump Replaced 6/2018
Booster Pump Replaced
7/2017

Water Heater (Main House)

Installed 2018
3 tanks
1st & 2nd Heater – Master Bath & Two Baths
3rd Heater – Kitchen & Fourth Bath

Main House

100% Masonry
Two 5 Ton AC Units
2013 Replaced
Patio off living room 9x22
Patio off kitchen 9x17
Roof Replaced 2018
Painted 12/2018
Living Room Big Screen Projector
with Electric Drop Down
Screen for Big Game Days or
whatever you want to view

Guest House

Built 2014
1 Bedroom 1 Bath
32x40 – ½ Living Quarters & ½ 2
Car Garage
Combo Kitchen Living Area
Utility Room – Washer & Dryer
Remain
100% Masonry
AC & Water Heater
Electric Service

Security System

\$10,000 system
Brand Watch Dog
TV Cameras – can view off iPhone
Owned not Leased

Animal Shed

Water & Electric
Possible horse stalls or any other
livestock





Shop

40x60 insulated shop
20x60 Covered Parking
with Slab
Automotive Lift
Water, Electric & Wi-Fi
Slab Foundation
2 Large Roll Up Doors

Movie Room

14x15
5x12 Screen
9 Reclining Seats
Surround Sound

Safe Room

Approximately 50 sq ft
Built 2019
Electric

Pool

Built in 2007
Size 22x35
Depth Max 5 ft
New water softener &
iron filter 10/24/18
Spa has 8 Jets
Stone Round Shape
Pool Area 538 sq ft
Water Fall is controlled
by remote from
house
Only GAS is to the pool
heater

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Property Attributes

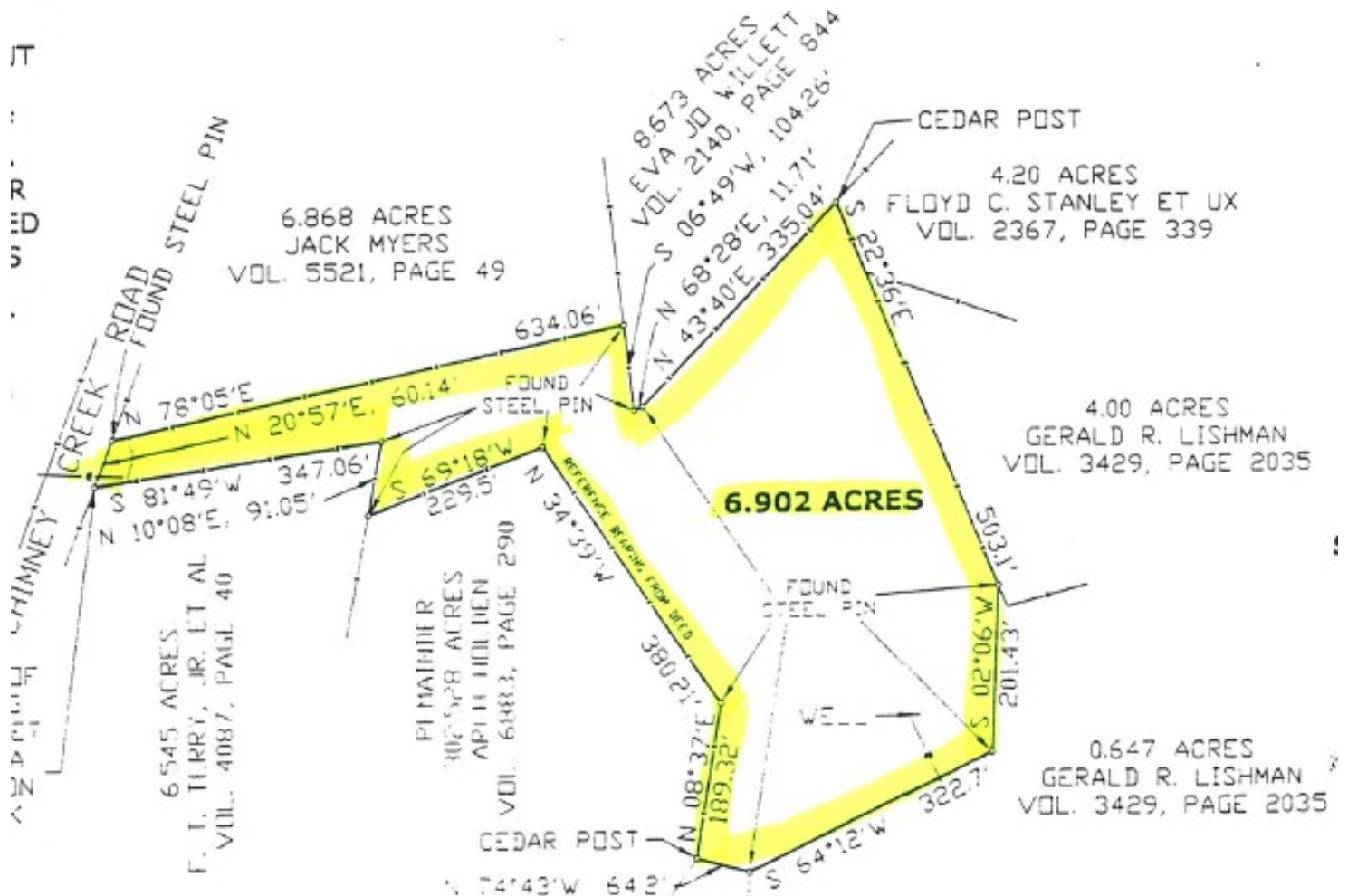




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Survey 6.902 acres



Call for an appointment Harold (Butch) Galm 210.688.3814

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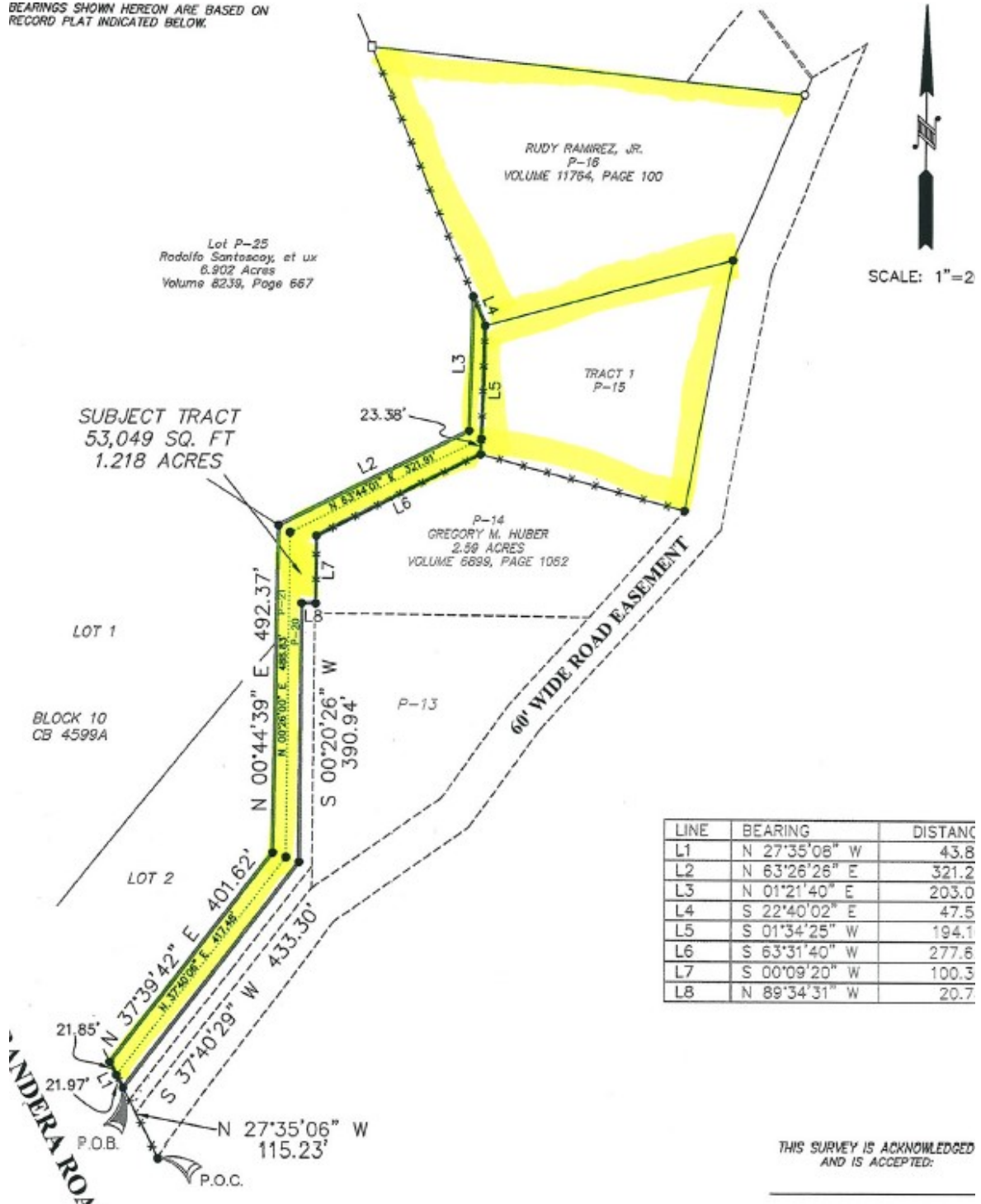


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Survey 7.298 acres

BEARINGS SHOWN HEREON ARE BASED ON
RECORD PLAT INDICATED BELOW.



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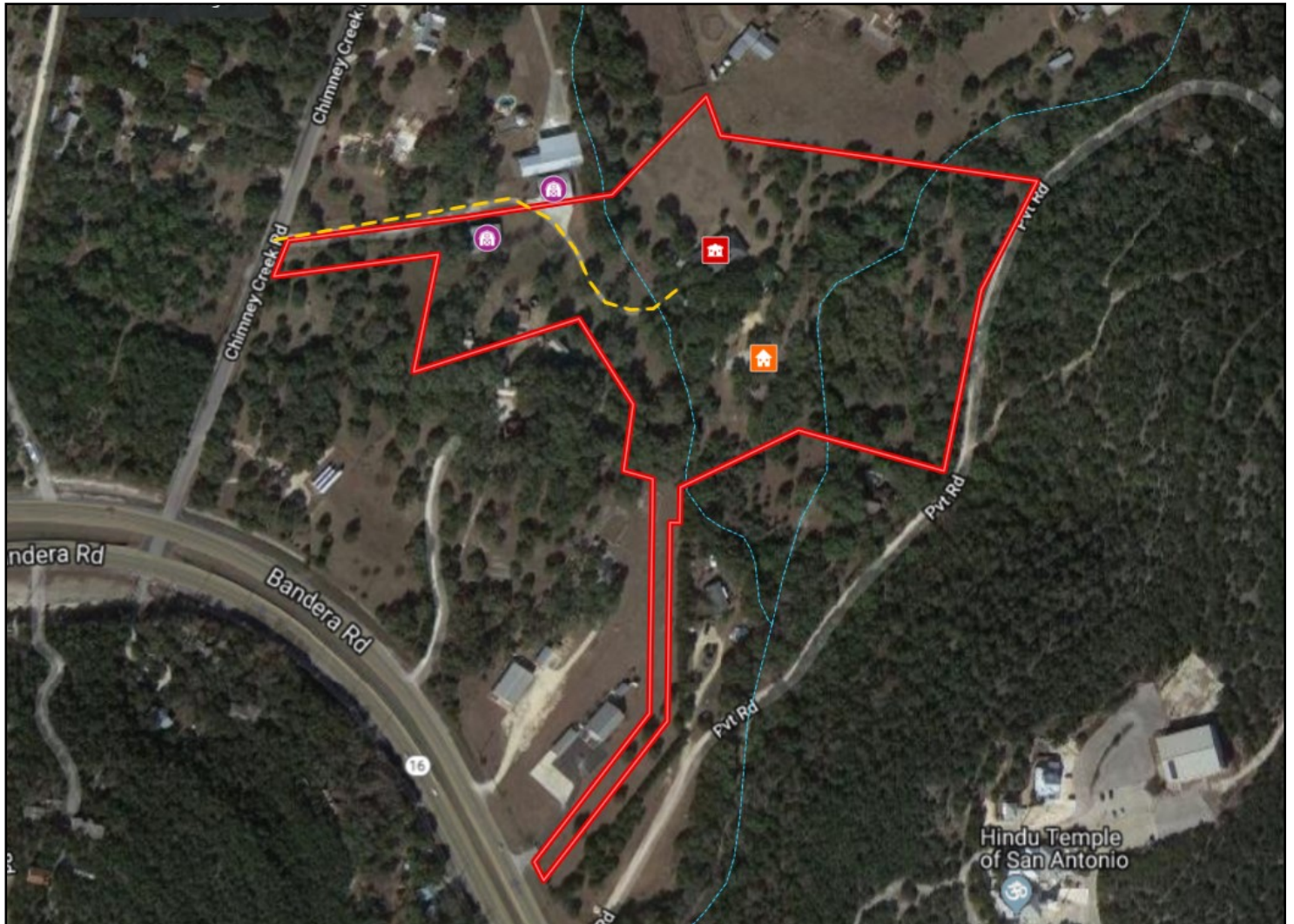
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Aerial



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Aerial with FEMA



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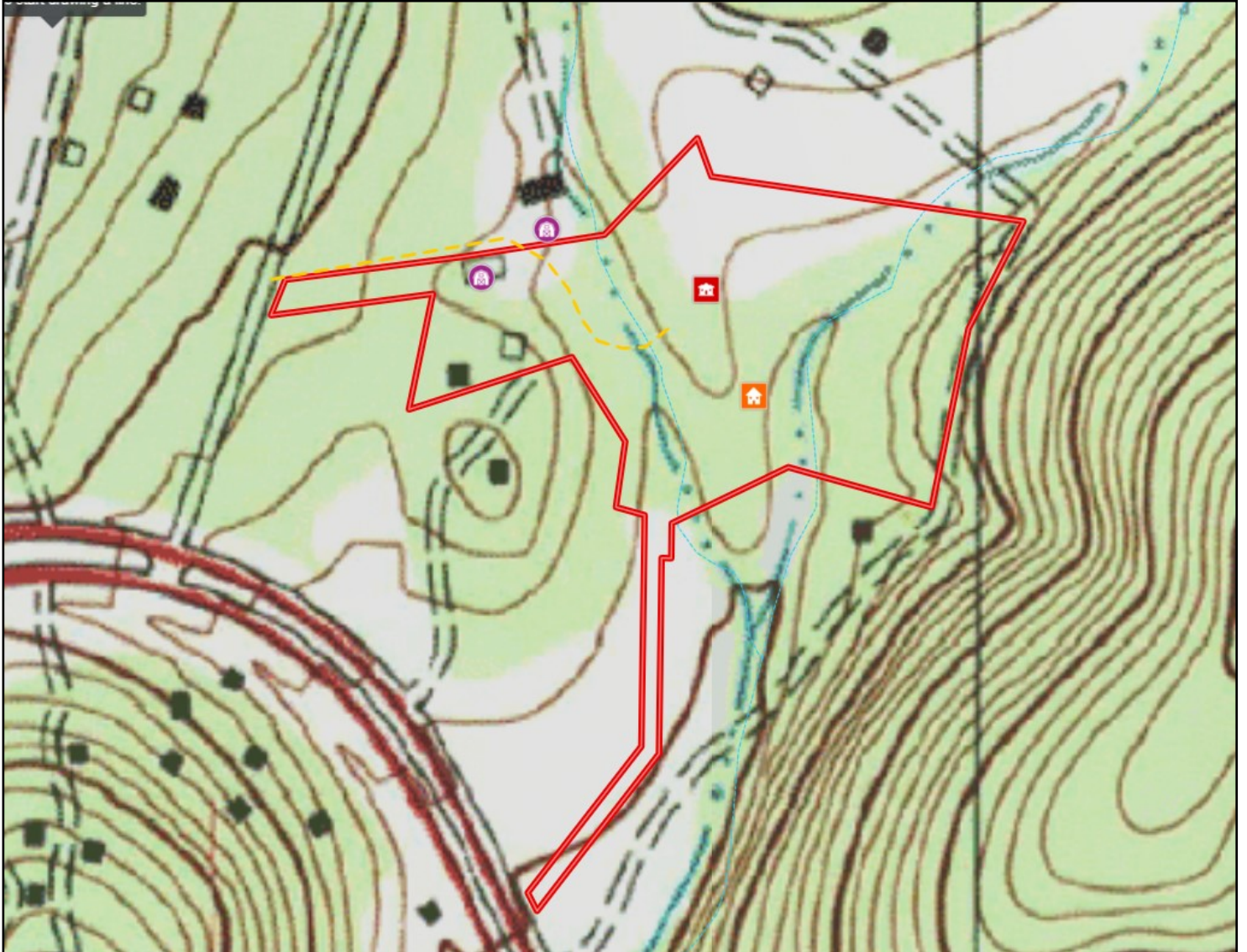
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Topo



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11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Galm Real Estate, LLC</u>	<u>9000405</u>	<u>info@galmrealestate.net</u>	<u>(830)931-0900</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Harold Galm</u>	<u>284094</u>	<u>Haroldgalm@galmrealestate.net</u>	<u>(210)688-3874</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

Buyer/Tenant/Seller/Landlord Initials

Date