

Agent Report



Some photos may be virtually staged

Addr: 620 Pecan St **MLS #:** 1594980
Status: **New** **Class:** RE
Area: 2900 **Grid:** **List Price:** \$275,000
Int.St./Dir: From 410 go south on TX-16 for approx 19 miles, left on School Drive, left on Betty Louise Dr, right on Pecan St to first home on left.
Subdivision: N /A
City: Poteet **Zip:** 78065-4216 **Type:** SFD
County: Atascosa **CAN#:** 0105800000000500 **AdSf:** 1056
Block: 0 **Lot:** 0
Legal: ABS A01058 Z S SHERPY SV-103,2.42 **Currently Leased:**
ACRES
Lot Size: 2.42 **Lot Dimensions:** **Lease Expiration:**
Sch: Poteet **BR:** 4 **Year Built:** 1962
Isd
Elem: Poteet **FBaths:** 2 **HBaths:** 0
Middle: Poteet **Builder:** Unknown **Recent Rehab:**
High: Poteet **Constr:** Pre-Owned

Level			Level			Utility Suppliers	
Living Room	16X11	1	Master Bedroom	13X15	2	Gas:	
Dining Room	14X11	1	Master Bedroom 2	---		Electric:	Reliant
Family Room	---		Master Bath	7X5	2	Garbage:	
Kitchen	13X11	1	Bedroom 2	11X15	2	Water:	Poteet
Breakfast	---		Bedroom 3	11X9	1	Sewer:	Poteet
Utility	7X8	1	Bedroom 4	11X11	1	Other:	
Entry Room	---		Bedroom 5	---			
Study/Office	---						

Level Key: 1-Main Level, 2-2nd Level, 3-3rd Level, W-Walkout Basement, B-Basement, U-Unknown

Taxed by Mltpl Counties: No **Financials** **Assessments** **Mand/Mult HOA:** None/N
Total Tax (W/O Exemptions): \$5,177.40 **PrTerms:** Conventional, Cash **HOA Name:**
Tax Year: 2021 **Loan Info:** **HOA Fee / Freq / Trans Fee:** / /
Subdivision: N /A **Neighborhood Amenities:** None
Preferred Title Co.: Independence Title

Owner: WILLOUGHBY GAIL A **SC/\$:** 2% **BC/\$:** 2% **Owner LREA/LREB:** No
List Agent: Christopher Watters **567369** **(512) 646-0038** **Occupancy:** Vacant
List Office: Watters International Realty **WTIR00** **(512) 646-0038** **Possession:** Negotiable
Ph to Show: 000-000-0000 **Lockbox Type:** SABOR Supra **Showing** **Bonus:**
Contact: ShowingTime

AgentRmrks: Buyer to purchase new survey**Buyer Agent Bonus - SIC (see attached)... For questions TEXT Jason Dayton 210-325-8090 for the fastest response. Offers received after 5pm on Friday will be presented the following business day. **PREFERRED TITLE - Independence Title - Sonia Turnage - STurnage@independencetitle.com **

Remarks: Located in the quaint town of Poteet this homestead sits on almost 2 and a half acres. The home has a formal living plus a den that's great for family gatherings. Four bedrooms and 2 baths are all on the upper level. There's a detached office space/utility building. A private well is in place for irrigation and there are mature producing pecan trees in front and schools are just down the road, very close by. Just a short drive to San Antonio and Pleasanton.

Style: Two Story **Garage Parking:** Two Car Garage, **Additional/Other Parking:**
Ext: 4 Sides Masonry, Rock/Stone **Roof:** Composition **Mst BR:** Upstairs
Veneer **Fndtn:** Pier & Beam **Wdw:** None Remain **Mst Bth:** Tub/Shower Combo, Separate Vanity
Interior: Two Living Areas, Eat-In Kitchen, Utility Room Inside, Laundry Main Level
Inclusions: Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range, Electric Water Heater
Exterior Fea: Mature Trees
Wat/Swr: City **Floor:** Laminate **Frpl:** One
Heating: Central **Ht Fuel:** Electric **Air Cond:** One Central
Pool/SPA: None **Misc:**
Lot Des: Country View, 2 - 5 Acres **Lot Impv:**
Accessible/Adaptive: No
Green: [Features](#) - none / [Certification](#) - none / [Energy Efficiency](#) - none

Contingent Info: **DOM/CDOM:** 1/ 1 **Sold Price:**
Contract Date: **Sale Trms:** **Sell Points:** **SQFT/Acre:**
Closing Date: **Sell Concess:** - **Price per SQFT:** \$260.41
Sell Ofc: **Selling Agent:** **Source SQFT Acre:**

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon.***Copyright 2022 by SAN ANTONIO BOARD OF REALTORS***