

# 2707 Dees St, San Marcos, Texas 78666

**Listing ID:** 7926692 **LP:** \$375,000

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**NEW**



**Address:** [2707 Dees St](#) **Std Status:** A/RESI  
**City:** San Marcos, Texas 78666 **List Price:** \$375,000  
**County:** Hays **MLS Area:** HS  
**PID:** [R33906](#) **Tax Lot:** 42  
**Subdivision:** Laurel Estates I **Tax Blk:**  
**Legal Desc:** LAUREL ESTATES #1 102-161 LOT 42 GEO#90205214  
**Type:** Single Family Resi/Fee-Simple  
**ISD:** [San Marcos ISD](#) **Elem:** [Hernandez](#)  
**Mid or JS:** [Doris Miller](#) **High:** [San Marcos](#)  
**Primary Bed on Main:** Yes # **Living:** 2 **# Dining:** 1  
**Beds:** Total: 3 (Main: 3 Other: 0) **Baths:** Total: 2 (F: 2/H: 0)  
**Living SqFt:** 2,259/Public Records **\$/SqFt:** \$166.00  
**Yr Blt:** 1975/Public Records/Resale  
**Acres:** 1.006 **Levels:** 1  
**Lot Sz Dim:** **Lnd SqFt:** 43,808  
**Pool Priv:** No/None

## General Information

**Garage:** 0 / Tot Prk: 2 / Carport, Converted Garage  
**Roof:** Composition, Shingle  
**Construction:** Block  
**WaterFront:** No/None  
**Access Feat:** None  
**Horses:** No/None  
**Foundation:** Slab  
**Restrictions:** Deed Restrictions  
**Security Feat:** None  
**Property Cond:** Resale  
**Dir Faces:** North-West  
**ETJ:** See Remarks  
**Bldr Nm:**

## Interior Information

**Laundry Loc:** Laundry Room  
**Fireplaces:** 1/Living Room  
**Appliances:** Built-In Oven(s), Dishwasher, Electric Cooktop, Water Heater-Electric  
**Interior Feat:** Breakfast Bar, Ceiling Fan(s), Counter-Laminate, Dryer-Electric Hookup, Multiple Living Areas, No Interior Steps, Primary Bedroom on Main, Washer Hookup  
**Flooring:** Carpet, Tile  
**Window Feat:** Aluminum Frames

## Rooms Information

Room	Level	Features
Primary Bedroom	Main	Ceiling Fan(s)
Primary Bathroom	Main	Full Bath
Kitchen	Main	Breakfast Bar, Counter-Laminate

## Exterior Information

**View:** Neighborhood  
**Exterior Feat:** Exterior Steps  
**Patio/Prch Feat:** Covered, Rear Porch  
**Community Feat:** None  
**Lot Feat:** Back Yard, Front Yard, Trees-Large (Over 40 Ft), Trees-Medium (20 Ft - 40 Ft)  
**Other Structure:** Shed, Storage  
**Fencing:** Back Yard, Wire

## Additional Information

**List Agrmnt:** TXR/Exclusive Right To Sell  
**Spl List Cond:** None  
**Disclosures:** Seller Disclosure  
**Docs Avail:** Survey  
**FEMA Flood:** No

## Utility Information

**Heating:** Central  
**Cooling:** Ceiling Fan(s), Central Air  
**Utilities:** Cable Available, Electricity Connected, Internet-Cable, Phone Available, Sewer Connected, Water Connected  
**Green Energy Efficient:** None  
**Green Sustainability:** None  
**Sewer:** Public Sewer  
**Water Src:** Public  
**GCD:**

## Financial Information

**HOA YN:** No  
**Estimated Tax:** \$4,165  
**Tax Exempt:** Homestead, Over 65  
**Special Assess:**  
**Buyer Incentive:** None  
**Accept Finance:** Cash, Conventional  
**Prefr'd Title Co:** Independence Title-Dawn Stich  
**Tax Annl Amt:**  
**Tax Assess Val:** \$242,770  
**Tax Year:** 2021  
**Tax Rate:** 1.7157  
**Possession:** Close Of Escrow, Funding

## Showing Information

**Occupant Type:**

<b>Showing Reqs:</b>	Vacant	<b>Owner Name:</b>	Karen Graves	
<b>Showing Instr:</b>	Lockbox, Showing Service, Sign on Property			
<b>Lockbox Loc:</b>	Use ShowingTime to schedule an appt to show	<b>Lockbox Type:</b>	Combo	
<b>Lockbox SN#:</b>	lockbox is on the carport door	<b>Access Code:</b>		
<b>Contact Type:</b>	0000	<b>Show Service Ph:</b>	000-000-0000	
<b>Directions:</b>	South on IH35, exit 202 then right on FM3407/RR12, left on Hunter Rd, right on Reimer Ave, right on Dees St to home on right			
<b>Remarks</b>				
<b>Private Remarks:</b>	Buyer Agent Bonus (SIC) see attached.For questions after 5pm and on weekends, TEXT LA#2 (Bryce Metzger 512-296-9469) with questions.***PREFERRED TITLE Dawn Stich - Independence - 1911 Corporate Dr Suite 102, San Marcos, TX 78666 Title dstich@independencetitle.com (512) 392-1271*			
<b>Public Remarks:</b>	Three bedroom, 2 bath sold as is! A must see custom interior with attractive brick accent walls in living room, dining room, kitchen, bar area & fireplace!! Very spacious great room, that serves as the splendid living area with fireplace. Large kitchen with breakfast bar, electric cooktop and built-in oven. Garage has been converted to a bonus room with A/C. Enjoy the comfort of major square footage, with 3 large bedrooms in this great mother-in law plan! Two car carport and covered patio. Close to IH-35 corridor & shopping at 2 major outlet malls, many schools, including Texas State Univ, & the beautiful, natural spring fed San Marcos river. Nestled in the quiet SW San Marcos, Tx. area, just outside of the city limits.			
<b>Agent/Office Information</b>				
<b>List Agent:</b>	<a href="#">567369/Chris Watters</a>	<b>LA Phone:</b>	(512) 646-0038	<b>LA Fax:</b> (512) 277-5104
<b>List Office:</b>	<a href="#">5827/Watters International Realty</a>	<b>LO Phone:</b>	(512) 646-0038	<b>Sub Ag:</b> 2.50% / <b>Buy Ag:</b> 2.50%
<b>LA 2 Agt:</b>	<a href="#">542232/Bryce Metzger</a>	<b>LA 2 Phone:</b>	(512) 296-9469	
<b>DR Name:</b>	Chris Watters	<b>LO Phone:</b>	(512) 646-0038	<b>LO Fax:</b> (512) 532-9473
<b>LO Address:</b>	8240 N Mopac Austin, Texas 78759			
<b>LA Email:</b>	<a href="mailto:listings@wattersinternational.com">listings@wattersinternational.com</a>			
<b>Own Name:</b>	Karen Graves	<b>Bonus:</b>		
<b>CDOM</b>	0	<b>Occupant:</b>	Vacant	
<b>Intrmdry:</b>	Yes	<b>ADOM:</b>	0	<b>List Date:</b> 08/12/2022
		<b>VarComm:</b>	No	<b>Exp Date:</b> 01/20/2023
				<b>OLP:</b> \$375,000
<b>List Det URL:</b>				
<b>VT Branded:</b>				
<b>VT Unbranded:</b>				
<b>Vid Branded:</b>				
<b>Listing Will Appear On:</b>	AustinHomeSearch.com, Apartments.com Network, HAR.com, Homes.com, Homesnap, ListHub, Realtor.com			

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