

**Agent Report**



**Addr:** 4531 Fm 2538 **MLS #:** 1628651  
**Status:** New **Class:** RE  
**Area:** 3100 **Grid:** **List Price:** \$999,000  
**Int.St./Dir:** From 1604 take I10 east, exit 593 toward FM2538, right on FM2538 for approx 3 miles and look for sign  
**Subdivision:** n/a  
**City:** Marion **Zip:** 78124 **Type:** SFD  
**County:** Bexar **CAN#:** 040190000405 **AdSf:** 3575  
**Block:** N/A **Lot:** N/A  
**Legal:** CB 4019 P-40D(11.0 AC) ABS 17 20 **Currently Leased:**  
 18-SPLIT PER DEED 18578/142  
**Lot Size:** 11 **Lot Dimensions:** **Lease Expiration:**  
**Sch:** East **BR:** 4 **Year Built:** 2018  
 Central  
 I.S.D  
**Elem:** John **FBaths:** 3 **HBaths:** 0  
 Glenn Jr.  
**Middle:** East **Builder:** Unknown **Recent Rehab:**  
 Central  
**High:** East **Constr:** Pre-Owned  
 Central

	Level		Level	Utility Suppliers
Living Room	19X21 1	Master Bedroom	14X17 1	Gas:
Dining Room	13X11 1	Master Bedroom 2	---	Electric:
Family Room	---	Master Bath	17X12 1	Garbage:
Kitchen	14X14 1	Bedroom 2	12X12 1	Water:
Breakfast	---	Bedroom 3	12X12 1	Sewer:
Utility	9X9 1	Bedroom 4	12X12 1	Other:
Entry Room	---	Bedroom 5	---	
Study/Office	11X9 1			

**Other Rooms:** Pantry (10 X 11, Level 1); Play Room (12 X 14, Level 1);

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):** \$6,839 **PrTerms:** Conventional, VA, Cash **HOA Name:**  
**Tax Year:** 2021 **Loan Info:** **HOA Fee / Freq / Trans Fee:** // **Neighborhood Amenities:** None  
**Subdivision:** n/a  
**Preferred Title Co.:** 1845 Title

**Owner:** Bradley & Erica Schaefer **SC/\$:** 3% **BC/\$:** 3% **Owner LREA/LREB:** No  
**List Agent:** Christopher Watters 567369 (512) 646-0038 **Occupancy:** Owner  
**List Office:** Watters International Realty WTIR00 (512) 646-0038 **Possession:** Closing/Funding  
**Ph to Show:** 210-222-2227 **Lockbox Type:** SABOR Supra **Showing** **Bonus:**  
**Contact:** ShowingTime

**AgentRmrks:** Buyer Agent Bonus (SIC) see attached...Offers received after 5pm on Friday will be presented the following business day. or questions after 5pm please text/call LA #2 (Jason Dayton 210-325-8090) for fastest response. \*\*\*PREFERRED TITLE 1845 Title 512-402-3300\*\*

**Remarks:** Beautiful, fully custom well equipped home. Open floor plan with high, vaulted/beam ceiling in the living area. Four bedrooms, an office and a flex room plus 3 full baths. The gourmet island kitchen offers a gas cooktop, built-in oven, solid countertops and tile back splash. A luxurious owner's ensuite awaits with soaking tub, extended shower, dual vanity and not one but TWO walk-in closets. The large covered patio overlooks the property with 7/8's of the 11 acres being fenced. There's also an oversized... (text truncated for print)

**Style:** One Story **Garage Parking:** Two Car Garage, **Additional/Other Parking:**  
 Attached, Side Entry  
**Ext:** Stone/Rock **Roof:** Metal **Mst BR:** Walk-In Closet, Multi-Closets, Ceiling Fan, Full Bath  
**Fndtn:** Slab **Wdw:** None Remain **Mst Bth:** Tub/Shower Separate, Double Vanity, Garden Tub  
**Interior:** One Living Area, Breakfast Bar, Game Room, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Laundry Room, Walk in Closets  
**Inclusions:** Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Gas Cooking, Disposal, Dishwasher, Smoke Alarm, Electric Water Heater, Solid Counter Tops, Custom Cabinets  
**Exterior Fea:** Covered Patio, Double Pane Windows, Storage Building/Shed  
**Wat/Swr:** Aerobic Septic, City **Floor:** Ceramic Tile **Frpl:** One, Family Room, Gas Logs Included  
**Heating:** Central **Ht Fuel:** Electric **Air Cond:** One Central  
**Pool/SPA:** None **Misc:**  
**Lot Des:** **Lot Impv:**  
**Accessible/Adaptive:** No  
**Green:** [Features](#) - none / [Certification](#) - none / [Energy Efficiency](#) - none

**Contingent Info:** **DOM/CDOM:** 1/ 1 **Sold Price:**

**Contract Date:**  
**Closing Date:**  
**Sell Ofc:**

**Sale Trms:**  
**Sell Concess:** -  
**Selling Agent:**

**Sell Points:**

**SQFT/Acre:**  
**Price per SQFT:** \$279.44  
**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\*\*\*