

# 439 Thoroughbred Ln, Spring Branch, Texas 78070

**Listing ID:** 2379412 **LP:** \$535,000

Recent Change:09/22/2022 :: ->A

**NEW**



**Address:** [439 Thoroughbred Ln](#) **Std Status:** A/RESI  
**City:** Spring Branch, Texas 78070 **List Price:** \$535,000  
**County:** Comal **MLS Area:** CM  
**PID:** [106947](#) **Tax Lot:** 268  
**Subdivision:** Stallion Estates 6 **Tax Blk:**  
**Legal Desc:** STALLION ESTATES 6, LOT 268AP  
**Type:** Single Family Resi/Fee-Simple  
**ISD:** [Comal ISD](#) **Elem:** [Rebecca Creek](#)  
**Mid or JS:** [Smithson Valley](#) **High:** [Canyon Lake](#)  
**Primary Bed on Main:** Yes **# Living:** 1 **# Dining:** 1  
**Beds:** Total: 3 (Main: 3 Other: 0) **Baths:** Total: 2 (F: 2/H: 0)  
**Living SqFt:** 1,992/Public Records **\$/SqFt:** \$268.57  
**Yr Blt:** 2005/Public Records/Resale  
**Acres:** 1.545 **Levels:** 1  
**Lot Sz Dim:** **Lnd SqFt:** 67,300  
**Pool Priv:** No/None

## General Information

**Garage:** 2 / Tot Prk: 2 / Attached, Door-Single, Garage Faces Side  
**Roof:** Composition, Shingle **Dir Faces:** East  
**Construction:** Stone **ETJ:** See Remarks  
**WaterFront:** No/None  
**Access Feat:** Grip-Accessible Features  
**Horses:** No/None  
**Foundation:** Slab  
**Restrictions:** Deed Restrictions  
**Security Feat:** Smoke Detector(s)  
**Property Cond:** Resale **Bldr Nm:**

## Interior Information

**Laundry Loc:** Laundry Room  
**Fireplaces:** 1/Living Room, Wood Burning  
**Appliances:** Built-In Oven(s), Dishwasher, Gas Cooktop, Microwave, Water Heater-Electric  
**Interior Feat:** Breakfast Bar, Ceiling Fan(s), Ceiling(s)-Tray, Double Vanity, Dryer-Electric Hookup, Eat-in Kitchen, Entrance Foyer, Kitchen Island, Multiple Dining Areas, Murphy Bed, No Interior Steps, Open Floorplan, Primary Bedroom on Main, Recessed Lighting, Walk-In Closet(s), Washer Hookup  
**Flooring:** Tile  
**Window Feat:** Blinds, Dual Pane Windows

## Rooms Information

Room	Level	Features
Primary Bedroom	Main	Ceiling Fan(s), Walk-In Closet(s)
Primary Bathroom	Main	Dual Vanity, Walk-in Shower
Kitchen	Main	Breakfast Area, Breakfast Bar, Center Island, Eat In Kitchen, Open to Family Room

## Exterior Information

**View:** Hill Country, Neighborhood, Panoramic **Fencing:** Wire  
**Exterior Feat:** Exterior Steps  
**Patio/Prch Feat:** Covered, Front Porch, Rear Porch  
**Community Feat:** Cluster Mailbox, Gated  
**Lot Feat:** Back Yard, Front Yard, Landscaped, Trees-Large (Over 40 Ft), Trees-Medium (20 Ft - 40 Ft)  
**Other Structure:** Shed, Storage

## 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, Electric **Sewer:** Aerobic Septic **GCD:**  
**Cooling:** Ceiling Fan(s), Central Air, Electric **Water Src:** Public  
**Utilities:** Cable Available, Electricity Connected, Propane, Water Connected  
**Green Energy Efficient:** None  
**Green Sustainability:** None

## Financial Information

<b>HOA YN:</b> Yes	<b>HOA Name:</b> Stallion Ests HOA	<b>HOA Fee/Freq:</b> \$350/Annually
<b>Estimated Tax:</b> \$5,967	<b>Tax Annl Amt:</b>	<b>Tax Year:</b> 2021
<b>Tax Exempt:</b> Homestead, Over 65	<b>Tax Assess Val:</b> \$530,200	<b>Tax Rate:</b> 1.7860
<b>Assoc Require:</b> Mandatory		<b>Transfer Fee:</b>
<b>HOA Fee Incl:</b> Common Area Maintenance		
<b>Special Assess:</b>		<b>Possession:</b> Close Of Escrow, Funding
<b>Buyer Incentive:</b> None		
<b>Accept Finance:</b> Cash, Conventional, FHA, VA Loan		

**Prefr'd Title Co.** 1845 Title

### Showing Information

**Occupant Type:** Owner  
**Showing Reqs:** Showing Service, Sign on Property  
**Showing Instr:** Use ShowingTime to schedule an appt to show  
**Lockbox Loc:**  
**Contact Type:**  
**Directions:** Take Hwy 281 North past FM 306 about 1 1/2 miles to Stallion Estates on the Right. Go thru gate on Stallion Estates Rd for about 1.1 miles, RT on Fawn River, go .3 miles to Thoroughbred Dr. Take LT and go approx 1/2 mile.. Property is on the left.

**Owner Name:** Bob & Deborah Backle

**Lockbox Type:** None

**Show Service Ph:** 000-000-0000

### Remarks

**Private Remarks:** Buyer Agent Bonus (SIC) see attached...Offers received after 5pm on Friday will be presented the following business day.\*\*\*PREFERRED TITLE 1845 Title 512-402-3300\*\*

**Public Remarks:** Texas Hill Country living at its finest! Three bedrooms, 2 full baths and tile flooring throughout. The views from your extended front porch are amazing. Enjoy watching the wildlife cross your property from your front or back porch. The open floor plan is perfect for entertaining and the island kitchen will be the hub of the home! The family room features a floor to ceiling stone fireplace, crown molding and tray ceilings. The owner's ensuite is large enough for a sitting area and features a full bath with dual vanity, extended, walk-in shower with bench and a spacious walk-in closet. Bedroom 3 is equipped with a Murphy Bed making it the perfect guest room. Feel free to ride your ATV or golf cart all around the neighborhood! Located in a gated community with an exceptional HOA that takes care of the roads, gate and neighborhood.

### Agent/Office Information

**List Agent:** [567369/Chris Watters](#)  
**List Office:** [5827/Watters International Realty](#)  
**DR Name:** Chris Watters  
**LO Address:** 8240 N Mopac Austin, Texas 78759  
**LA Email:** [listings@wattersinternational.com](mailto:listings@wattersinternational.com)  
**Own Name:** Bob & Deborah Backle  
**CDOM:** 0  
**Intrmdry:** Yes

**LA Phone:** (512) 646-0038  
**LO Phone:** (512) 646-0038  
**LO Phone:** (512) 646-0038

**Bonus:**  
**Occupant:** Owner

**LA Fax:** (512) 277-5104  
**Sub Ag:** 3.00% / **Buy Ag:** 3.00%  
**LO Fax:** (512) 532-9473

**ADOM:** 0  
**VarComm:** No

**List Det URL:**

**VT Branded:** <https://www.tourfactory.com/3028315>

**VT Unbranded:** <https://www.tourfactory.com/idxr3028315>

**Vid Branded:** [https://www.zillow.com/view-3d-home/71559cb5-c0ce-4fda-a9e5-9ad3d6e001cb?setAttribution=mls&wl=true&utm\\_source=referral](https://www.zillow.com/view-3d-home/71559cb5-c0ce-4fda-a9e5-9ad3d6e001cb?setAttribution=mls&wl=true&utm_source=referral)

**Listing Will Appear On:** AustinHomeSearch.com, Apartments.com Network, HAR.com, Homes.com, Homesnap, ListHub, Realtor.com

**TCD:**

**Int List Display:** Yes