

439 Thoroughbred Ln, Spring Branch, Texas 78070

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

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



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

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

Prefr'd Title Co. 1845 Title

Showing Information

Occupant Type: Owner **Owner Name:** Bob & Deborah Backle
Showing Reqs: Showing Service, Sign on Property
Showing Instr: Use ShowingTime to schedule an appt to show
Lockbox Loc: **Lockbox Type:** None
Contact Type: **Show Service Ph:** 000-000-0000
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.

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](#) **LA Phone:** (512) 646-0038 **LA Fax:** (512) 277-5104
List Office: [5827/Watters International Realty](#) **LO Phone:** (512) 646-0038 **Sub Ag:** 3.00% / **Buy Ag:** 3.00%
DR Name: Chris Watters **LO Phone:** (512) 646-0038 **LO Fax:** (512) 532-9473
LO Address: 8240 N Mopac Austin, Texas 78759
LA Email: listings@wattersinternational.com **Bonus:**
Own Name: Bob & Deborah Backle **Occupant:** Owner **List Date:** 09/22/2022
CDOM: 0 **ADOM:** 0 **Exp Date:** 03/31/2023
Intrmdry: Yes **VarComm:** No **OLP:** \$535,000

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_sou

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

TCD:

Int List Display: Yes