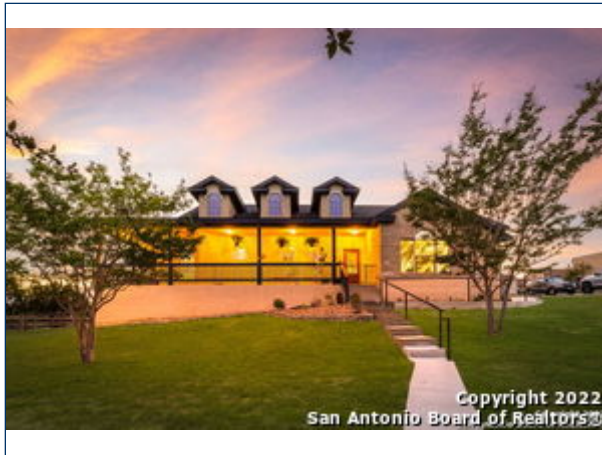


Agent Report



Addr: 439 Thoroughbred Ln **MLS #:** 1639707
Status: New **Class:** RE
Area: 2606 **Grid:** 285A7 **List Price:** \$535,000
Int.St./Dir: 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.
Subdivision: STALLION ESTATES (*Common*) / STALLION ESTATES 6(*Legal*)
City: Spring **Zip:** 78070-3765 **Type:** SFD
County: Comal **CAN#:** 520125026800 **AdSf:** 1992
Block: N/A **Lot:** 268AP
Legal: STALLION ESTATES 6, LOT 268AP **Currently Leased:**
Lot Size: 1.545 **Lot Dimensions:** **Lease Expiration:**
Sch: Comal **BR:** 3 **Year Built:** 2005
Elem: Rebecca **FBaths:** 2 **HBaths:** 0
Middle: Creek **Builder:** Unknown **Recent Rehab:**
Valley
High: Canyon **Constr:** Pre-Owned
Lake

	Level		Level	<u>Utility Suppliers</u>
Living Room	24X17 1	Master Bedroom	16X14 1	Gas:
Dining Room	10X10 1	Master Bedroom 2	---	Electric:
Family Room	---	Master Bath	15X10 1	Garbage:
Kitchen	16X12 1	Bedroom 2	12X11 1	Water:
Breakfast	---	Bedroom 3	11X11 1	Sewer:
Utility	---	Bedroom 4	---	Other:
Entry Room	10X5 1	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: Mandatory/No
Total Tax (W/O Exemptions): \$5,966.71	PrTerms: Conventional, VA, Cash	HOA Name: STALLION ESTS HOA	
Tax Year: 2021	Loan Info:	HOA Fee / Freq / Trans Fee: \$350 / Annually / \$150	
Subdivision: STALLION ESTATES (<i>Common</i>) / STALLION ESTATES 6(<i>Legal</i>)		Click here for additional details	
Preferred Title Co.: 1845 Title		Neighborhood Amenities: Controlled Access	
Owner: BACKLE ROBERT J	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: None	Showing	Bonus:
		Contact: ShowingTime	

Down Payment Resource

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**Buyer to verify room dimensions**

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 trey ceilings. The owner's ensuite is large enough for a sitting area and features a full bath w... (text truncated for print)

Style: One Story, Texas Hill Country	Garage Parking: Two Car Garage	Additional/Other Parking:
Ext: Stone/Rock, Stucco, Siding	Roof: Heavy Composition	Mst BR: Split, Walk-In Closet, Ceiling Fan, Full Bath
Fndtn: Slab	Wdw: None Remain	Mst Bth: Shower Only, Double Vanity
Interior: One Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Pull Down Storage, Cable TV Available, High Speed Internet, Laundry Room, Walk in Closets		
Inclusions: Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Microwave Oven, Dishwasher, Ice Maker Connection, Smoke Alarm, Pre-Wired for Security, Electric Water Heater, Garage Door Opener, Smooth Cooktop, Solid Counter Tops, Private Garbage Service		
Exterior Fea: Covered Patio, Double Pane Windows, Storage Building/Shed, Mature Trees		
Wat/Swr: Water System, Aerobic	Floor: Ceramic Tile	Frpl: Living Room, Wood Burning
Septic		
Heating: Central	Ht Fuel: Electric	Air Cond: One Central
Pool/SPA: None		Misc: No City Tax, Virtual Tour, Cluster Mail Box, School Bus
Lot Des: Bluff View, Country View, 1 - 2 Acres, Mature Trees (ext feat)		Lot Impv:
Accessible/Adaptive: No		
Green: Features - none / Certification - none / Energy Efficiency - none		

Contingent Info:

Contract Date:

Closing Date:

Sell Ofc:

Sale Trms:

Sell Concess: -

Selling Agent:

DOM/CDOM: 1/ 1

Sell Points:

Sold Price:

SQFT/Acre:

Price per SQFT: \$268.57

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***