

Listing



Single-Family

ML#: **83155714** Status: **ACT** List Price: **\$898,000**
 Address: **1706 Spur Lane** Orig Price: **\$898,000**
 Area: **24** LP/SF: **\$182.41**
 Tax Acc #: **079-127-002-0016** DOM: *****
 City/Location: **Houston** State: **Texas**
 County: **Harris** Zip Code: **77080 - 7420**
 Market Area: **Spring Branch** Key Map: **450Y**
 Subdivision: **Saddle Spur** Country: **United States**
 Lot Size: **14,000 / Appr Dist** Section #: **1**
 Lot Value: **No** SqFt: **4,923 / Appr Dist**
 Master Planned: **No** Lease Also: **No**
 Legal Desc: **LT 16 BLK 2 SADDLE SPUR** Year Built: **2015 / Appr Dist**

Directions: **From I-10 W exit 759A toward Echo Ln/Blalock Rd, right onto Adkins Rd, the home will be on your left.**

Recent Change: **02/22/2018 : NEW**

Listing Office Information

List Broker: **RDFN02/Redfin Corporation Houston** Office Phone: **832-529-2983**
 List Agent: **tomcollins/Thomas E. Collins** Agent Phone: **832-651-6773**
 Address: **1824 Spring St #105, Houston TX 77007** PM #:
 List Agent Web: Fax #:
 Agent Email: **tom.collins@redfin.com** Appt #: **713-977-7469 / Showing Service**
 Agent Cell: **Request an Appointment**
 Licensed Supervisor: **Jason Aleem** Office Web:

School Information

School District: **49 - Spring Branch** Elem: **SPRING BRANCH ELEMENTARY SCHOOL**
 Middle: **SPRING WOODS MIDDLE SCHOOL** High: **SPRING WOODS HIGH SCHOOL**

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

Description Information

Style: **Traditional** # Stories: **2** Bedrooms: **4/5**
 Type: **Free Standing** Access: Baths F/H: **4/0**
 New Constr.: **No** Appx Complete: Builder Nm:
 Lot Dim: Acres:
 Frt. Door Faces: **West** Garage: **2/Attached Garage**
 Gar/Car: Carport:

Showing Instruct: **Appointment Required, Leave Business Card, Lockbox Front**

Agent Remarks:

Room sizes are approximate. Kindly send all offers to houstonoffers@redfin.com. All offers must include pre-approval letter with credit, income & assets verified or proof of funds for cash offer. If seller pays for title policy, please use Scott Wendland w/ Charter Title 1717 West Loop South, 12th Fl., Houston, TX 77027, swendland@chartertitle.com 713-871-9700. Executed contract supersedes any remarks shown on MLS, please specify buyer requests in the purchase agreement. Buyer purchases survey.

Public Remarks:

Unique and gorgeous home nestled in Saddle Spur. Feature List is included in agent notes and available upon request. A timeless design that offers large room sizes, exceptional entertaining capabilities & features including studio, media room, covered patio, outdoor kitchen opening to a large backyard w/room to add a pool. Priced \$192,000 below HCAD Assessment. This is a one of a kind home in Saddle Spur that offers everything you expect in luxury.

Rooms Information

Room	Dimensions	Location	Features	Room	Dimensions	Location	Features
Mstr Bedroom	17 x 15	1st		Bedroom	15 x 13		
Bedroom	14 x 12			Bedroom	14 x 13		
Breakfast	16 x 12			Dining Room	15 x 14		Formal
Game Room	22 x 22	2nd		Kitchen	16 x 13		
Living Room	26 x 16			Family	16 x 13		
Media Room	19 x 17			Study/Library	15 x 14		
Utility	19 x 8	1st		Mstr Bath			Double Sinks, Tub + Separate Shower, Tut Only

Interior, Exterior, Utilities and Additional Information

Microwave: **Yes** Dishwasher: **Yes** Compactor: **No** Disposal: **Yes**
 Fireplace: **1/Gas Connections, Wood Burning Fireplace** Utility Dist: **No** Sep Ice Mkr: **No**

Connect:	Electric Dryer Connections, Gas Dryer Connections, Washer Connections	Range:	Gas Cooktop
Energy:	Attic Vents, Ceiling Fans, Digital Program Thermostat, Energy Star/CFL/LED Lights, HVAC>13 SEER, Insulated/Low-E windows, Insulation - Spray-Foam, Radiant Attic Barrier, Tankless/On-Demand H2O Heater	Flooring:	Tile, Wood
Oven:	Convection Oven, Double Oven	Foundation:	Slab
Green/Energy Cert:		Countertops:	Granite
Roof:	Composition	Prvt Pool:	No
Interior:	Breakfast Bar, Fire/Smoke Alarm, High Ceiling, Island Kitchen	Area Pool:	
Exterior Constr:	Brick Veneer, Cement Board, Wood	Waterfront Feat:	
Exterior:	Back Yard Fenced, Covered Patio/Deck	Water/Sewer:	Public Sewer, Public Water
Lot Description:	Subdivision Lot	Cool:	Central Electric
Heat:	Central Gas	Golf Course Nm:	
St Surf:		Defects:	No Known Defects
Restrictions:	Deed Restrictions	Exclusions:	W/D, Refrigerator, Hutch
Disclosures:	Sellers Disclosure		
MgmtCo./HOA Name:	Yes / Spring Branch Oaks / 713-827-0103	List Type:	Exclusive Right to Sell/Lease

List Date:	02/22/2018	Expire Date:	05/11/2018	T/Date:	
Comp: SubAgt:	1%	Buyer Agent:	3%	Bonus:	
				Var/Dual Rt:	No

Financial Information

1st Assumable:		Finance Cnsdr:	Cash Sale, Conventional
Ownership Type:	Full Ownership	Vacation Rental:	No
Maint. Fee:	Mandatory/\$20/Annually	Exemptions:	
Other Mand Fee:	No/0	Tax Rate:	2.6161
Taxes w/o Exempt:	\$15,697/2016	Online Bidding:	No
Loss Mitigation:		Auction:	No

Prepared By: Thomas Collins

**Data Not Verified/Guaranteed by MLS
Obtain Signed HAR Broker Notice to Buyer Form**

Date: 02/22/2018 11:04 AM

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