

Single-Family Terminated
 ML# 78286784 List Price: \$1,250,000



1 / 7
 Directions: From

List Agent: [curtisg/](#)
 Agent Cell:
 Agent Phone: 832-212
 Address: 6113 Ale
 Alt Phone: 832-657
 List Agent Web:
 Agent Email: [curtis@](#)
 Licensed Supervisor:

School District: 49 - Spr
 Middle: SPRING

SCHOOL INFORMATION IS COMPUTER

Style: Tradition
 Type: Free Sta
 New Constr.: Yes/To B

Lot Dim:
 Frt. Door Faces: North
 Gar/Car: Boat Pa
 Showing Instruct: Accom
 Agent Remarks:
 This house was taken do
 EVERYTHING is new but
 added. Co-listing with C
 Accompanied Showings

Level II



Public Remarks:
 Amazing SIX bedroom h
 bedroom (or study) downstairs with full bath... perfect for those who can't do the stairs! Wide plan oak hardwoods, designer finishes throughout, salvaged timber beams in dining room, handmade cypress island top in kitchen is from a building in the French Quarter. Monogram appliances incl built-in refrigerator. A spectacular home!

5 / 7 Second Floor Floorplan

Rooms Information

Room	Dimensions	Location	Room	Dimensions	Location
Primary Bedroom	17 x 15	1st	Bedroom	15 x 14	
Bedroom	15 x 12		Bedroom	15 x 12	
Bedroom	14 x 14		Den	20 x 17	
Game Room	21 x 18	2nd	Kitchen	23 x 16	
Study/Library	10 x 9		Utility	11 x 6	In House

Bathroom Desc: Double Sinks, Primary Bath + Separate Shower, Primary w/Tub
 Bedroom Desc: 2 Bedrooms Down, Primary Bed - 1st Floor
 Room Desc: Den, Family Room, Formal Dining, Gameroom Up, Study/Library, Utility Room in House
 Kitchen Desc:

Interior, Exterior, Utilities and Additional Information

Microwave:	Yes	Dishwasher:	Compactor:	No	Disposal:
Fireplace:	1/Gaslog Fireplace		Utility Dist:	No	Sep Ice Mkr: No
Connect:	Electric Dryer Connections, Gas Dryer Connections, Washer Connections		Range:	Gas Range	
Energy:	Attic Vents, Ceiling Fans, Digital Program Thermostat, Energy Star/Reflective Roof, High-Efficiency HVAC, Insulated Doors, Insulated/Low-E windows		Flooring:	Carpet, Wood	
Oven:			Foundation:	Slab	
Green/Energy Cert:			Countertops:	Granite	
Roof:	Composition		Pvt Pool:	No	
Interior:	Alarm System - Owned, Breakfast Bar, Fire/Smoke Alarm, Island Kitchen, Refrigerator		Area Pool:	Yes	
Exterior Constr:	Included				
Exterior:	Brick, Cement Board		Waterfront Feat:		
Lot Description:	Back Yard Fenced		Water/Sewer:	Public Sewer, Public Water	
Heat:	Subdivision Lot		Cool:	Central Electric	
	Central Gas		Golf Course Nm:		

St Surf: **Concrete**
 Restrictions: **Deed Restrictions**
 Disclosures: **Owner/Agent, Sellers Disclosure**
 55+ Community

Exclusions:

MgmtCo./HOA Name: **Yes / Nottingham West CC / 866-473-2573** List Type: **Exclusive Right to Sell/Lease**
 List Date: **06/29/2015** Expire Date: T/Date: **08/14/2015** Bonus End:
 Comp: SubAgt: **3%** Buyer Agent: **3%** Bonus: Var/Dual Rt: **No**

Financial Information	
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1st Assumable:	No	Finance Cnsdr:	Cash Sale, Conventional
Ownership Type:	Full Ownership	Vac Rental Allwd:	Not Allowed
Maint. Fee:	Mandatory/\$600/Annually	Exemptions:	
Other Mand Fee:	Yes/200/transfer	Tax Rate:	2.66156
Taxes w/o Exempt:	\$6,888/2014	Online Bidding:	
Loss Mitigation:	No	Auction:	
Co-Sell Agent:	()	Co-Sell Office:	()

Prepared By: Michel Coret

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

Date: 11/21/2020 9:06 AM

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