

Amber Morris
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 Ph. 979-943-1493
 RE/MAX Opportunities



Property Type is 'Single-Family' Status is one of 'Active', 'Option Pending', 'Pend Cont to Show', 'Pending' Status is 'Sold' Status Contractual Search Date is 04/19/2022 to 04/19/2021 School District is '54 - Brazos'

Market Analysis Summary | Single-Family

Listings as of 4/19/2022 at 4:51:17PM, Página 1 de 1

#	MLS #	Address	Subdivision	Pool	BR	FB	HB	# Gar	Bld SqFt	Yr Bld	Lot SF	List Price	LP/SqFt	CDOM	Cls Date	Sold Price	SP/SqFt	SP/LP%
1	10769802	6416 Gresham Street	Gresham Street	No	3	2	0	0	1,080	2021	4,200	\$184,900	\$171.20	33	09/03/21	\$184,900	\$171.20	100.00
2	93953637	6418 Gresham Street	Gresham Street	No	3	2	0	0	1,080	2021	4,200	\$184,900	\$171.20	87	10/15/21	\$184,900	\$171.20	100.00
3	67530129	15701 Jacqueline Street	Eagle Nest Acres	No	3	2	0	2	1,401	2003	43,560	\$300,000	\$214.13	67	11/05/21	\$229,000	\$163.45	76.33
4	51708953	427 Sabine Street	Orchard Sub	No	2	2	0	2	1,343	2021	11,250	\$260,000	\$193.60	*151	07/02/21	\$255,000	\$189.87	98.08
5	51523008	TBD Kansas Street	Orchard	No	3	2	0	2	1,601	2021	15,000	\$249,000	\$155.53	47	11/19/21	\$259,900	\$162.34	104.38
			Min		2	2	0	2	1,080	2003	4,200	\$184,900	\$155.53	33		\$184,900	\$162.34	76.33
			Max		3	2	0	2	1,601	2021	43,560	\$300,000	\$214.13	151		\$259,900	\$189.87	104.38
			Avg		3	2	0	2	1,301	2017	15,642	\$235,760	\$181.13	77		\$222,740	\$171.61	95.76
			Med		3	2	0	2	1,343	2021	11,250	\$249,000	\$171.20	67		\$229,000	\$171.20	100.00
			Avg		3	2	0	2	1,301	2017	15,642	\$235,760	\$181.13	77		\$222,740	\$171.61	95.76
			Med		3	2	0	2	1,343	2021	11,250	\$249,000	\$171.20	67		\$229,000	\$171.20	100.00

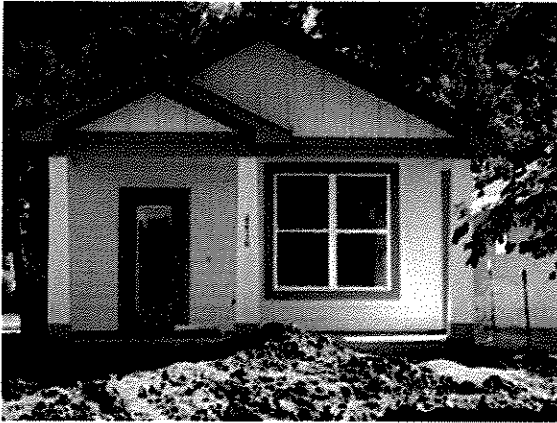
Quick Statistics (5 Listings Total)

	Min	Max	Average	Median
List Price	\$184,900	\$300,000	\$235,760	\$249,000
Sold Price	\$184,900	\$259,900	\$222,740	\$229,000
Adj. Sold Price	\$180,000	\$259,900	\$221,760	\$229,000
LP/SF	\$155.53	\$214.13	\$181.13	\$171.20
SP/SF	\$162.34	\$189.87	\$171.61	\$171.20
Adj. SP/SF	\$162.34	\$189.87	\$170.71	\$166.57

Handwritten: \$295-249,900
 Vitek@249,900

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.
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 Information is believed to be accurate but is not guaranteed.

Presented by: Amber Morris



Single-Family Sold
 ML#: 10769802
 Address: 6416 Gresham Street
 Area: 57
 Tax Acc #: NA
 City/Location: Wallis
 County: Austin
 Market Area:
 Subdivision: Gresham Street
 Lot Size: 4,200 / Survey
 Lot Value: No
 Master Planned: No
 Lease Also: No
 Legal Desc: Lot 14 Blk 29

List Price: **\$184,900** ↓
 Orig Price: **\$189,900**
 LP/SF: **\$171.2**
 DOM: **33**
 State: **Texas**
 Zip Code: **77485**
 Key Map:
 Country: **United States**
 Section #: **1**
 SqFt: **1,080 / Builder**
 Gar Apt SF:
 Year Built: **2021 / Builder**

Directions: From I69 South, take SH36 North to Wallis, left on Third Street in Wallis, Left on Gresham, home will be on the left 6416.

Listing Office Information

List Agent: shannonkae/Shannon Bowen
 Agent Cell: 832-492-8549
 Agent Phone: 832-492-8549
 Address: 5646 Weston Drive, Suite A, Fulshear TX 77441
 List Agent Web:
 Agent Email: shannonk@davidkaehomes.com
 Licensed Supervisor:
 List Broker: JHRE01/Mosswood Properties, LLC
 Appt #: 8324928549 / Call Agent
 Office Phone: 713-503-0338
 Fax #:
 Office Web:

School Information

School District: 54 - Brazos
 Middle: BRAZOS MIDDLE SCHOOL
 2nd Middle:
 Elem: BRAZOS ELEMENTARY SCHOOL
 High: BRAZOS HIGH SCHOOL

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

Description Information

Style: Ranch, Traditional
 Type: Free Standing
 # Stories: 1
 Access:
 Bedrooms: 3/
 Baths F/H: 2/0
 JNS
 New Constr.: Yes/To Be Built/Under Construction
 Appx Complete: 07/15/2021
 Builder Nm: Construction Sol
 Lot Dim:
 Acres:
 Frt. Door Faces:
 Garage:
 Gar/Car:
 Carport:
 Showing Instruct: Appointment Required, Lockbox Front
 Agent Remarks:

Public Remarks:

Lovely new construction in downtown Wallis. Fantastic location with quick/convenient access to I10 and I59 via State Highway 36. Small town charm with all the amenities! 1080 square feet with 3 bedrooms, 2 full baths, laundry, open concept living and kitchen with an island. There is plenty of closet and cabinet storage, with all granite countertops and gorgeous faux wood vinyl flooring in the main living spaces! Come have a look, this property won't last long!

Rooms Information

Room	Dimensions	Location	Room	Dimensions	Location
Primary Bedroom	9 x 14	1st	Bedroom	10 x 10	1st
Bedroom	10 x 10	1st			

Bathroom Desc:
 Bedroom Desc:
 Room Desc:
 Kitchen Desc:

Interior, Exterior, Utilities and Additional Information

Microwave: Yes
 Dishwasher: Yes
 Compactor:
 Disposal: Yes
 Fireplace:
 Utility Dist:
 Sep Ice Mkr:
 Connect: Electric Dryer Connections, Gas Dryer Connections, Washer Connections
 Range:
 Energy:
 Flooring:
 Oven: Freestanding Oven
 Foundation: Slab
 Green/Energy Cert:
 Countertops:

Roof:	Composition	Prvt Pool:	No
Interior:		Area Pool:	
Exterior Constr:	Cement Board	Waterfront Feat:	
Exterior:	Back Yard, Porch	Water/Sewer:	Public Sewer, Public Water
Lot Description:	Other	Cool:	Central Electric
Heat:	Central Electric	Golf Course Nm:	
St Surf:		Exclusions:	
Restrictions:	No Restrictions	City/ETJ:	
Disclosures:	No Disclosures	List Type:	Exclusive Right to Sell/Lease
55+ Community:		T/Date:	Bonus End:
Sub Lake Access:		Bonus:	Var/Dual Rt: No
Mgmt Co./HOA Name:	No	Expire Date:	
List Date:	06/30/2021	Buyer Agent:	3%
Comp: SubAgt:	0%		

Financial Information

1st Assumable:	Finance Cnsdr:	Vac Rental:
Ownership Type:		Maint Includes:
Maint. Fee: No		Exemptions:
Other Mand Fee: No		Tax Rate:
Taxes w/o Exemptions:	Auction:	Online Bidding:
Loss Mitigation:		

Pending Information

Pending Date:	08/02/2021	Est Close Dt:		OPT End:
Sell Agent:	Angela Sandoval (angelads)	Sell Broker:	Keller Williams Platinum (KWPD01)	
TREC #:				
Sell Team Name:				
Contingent on Sale of Other Property:				

Sold Information

Sale Price:	\$184,900	Close Date:	09/03/2021	CoOp:	Yes	SP/LP #:	1.00
SP\$/SF:	\$171.20	Days to Close:	32	Terms:			
Seller Contribution to Buyer Costs:	\$0	Repair/Actual Pd:	\$0	Title Pd By:	Seller		

Prepared By: Amber Morris

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

Date: 04/19/2022 4:51 PM

Oven: **Freestanding Oven**
Green/Energy Cert:
Roof: **Composition**
Interior:
Exterior Constr: **Cement Board**
Exterior: **Back Yard, Porch**
Lot Description: **Other**
Heat: **Central Electric**
St Surf:
Restrictions: **No Restrictions**
Disclosures: **Owner/Agent**
55+ Community:
Sub Lake Access:

Foundation: **Slab**
Countertops:
Prvt Pool: **No**
Area Pool:
Waterfront Feat:
Water/Sewer: **Public Sewer, Public Water**
Cool: **Central Electric**
Golf Course Nm:
Exclusions:

Mgmt Co./HOA Name: **No**
List Date: **06/18/2021** Expire Date:
Comp: SubAgt: **0%** Buyer Agent: **3%**

City/ETJ:
List Type: **Exclusive Right to Sell/Lease**
T/Date: Bonus End:
Bonus: Var/Dual Rt: **No**

Financial Information

1st Assumable: Finance Cnsdr:
Ownership Type: Vac Rental:
Maint. Fee: **No** Maint Includes:
Other Mand Fee: **No** Exemptions:
Taxes w/o Exemptions: Tax Rate:
Loss Mitigation: Auction: Online Bidding:

Pending Information

Pending Date: **09/13/2021** Est Close Dt: OPT End:
Sell Agent: **Paul Sampson (sampsonp)** Sell Broker: **eXp Realty, LLC (EXPD01)**
TREC #:
Sell Team Name:
Contingent on Sale of Other Property:

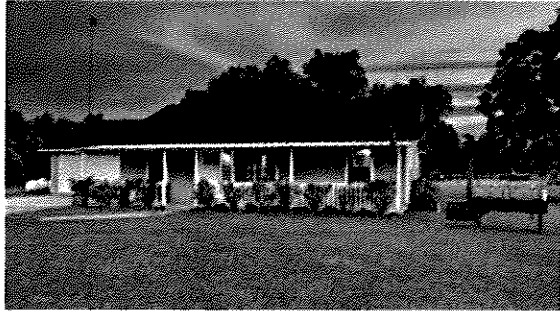
Sold Information

Sale Price: **\$184,900** Close Date: **10/15/2021** CoOp: **Yes** SP/LP #: **1.00**
SP\$/SF: **\$171.20** Days to Close: **32** Terms:
Seller Contribution to Buyer Costs: **\$4,900** Repair/Actual Pd: **\$0** Title Pd By: **Buyer**

Prepared By: **Amber Morris**

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

Date: **04/19/2022 4:51 PM**



Single-Family Sold
 ML#: 67530129 List Price: \$300,000
 Address: 15701 Jacqueline Street Orig Price: \$300,000
 Area: 30 LP/SF: \$214.13
 Tax Acc #: 1330-02-006-0165-903 DOM: 67
 City/Location: Wallis State: Texas
 County: Fort Bend Zip Code: 77485 - 8518
 Market Area: Eagle Nest Acres Key Map: 599H
 Subdivision: Country: United States
 Lot Size: 43,560 / Other Section #: 2
 Lot Value: No SqFt: 1,401 / Appr Dist
 Master Planned: No Gar Apt SF:
 Lease Also: No Year Built: 2003 / Appr Dist
 Legal Desc: EAGLE NEST ACRES SEC 2, ACRES 0.79, A-6 C BAIRD, TRACT 16 (P)

Directions: Heading southwest on I-69/Southwest Fwy, after TX- 36 Exit onto US-59 Frontage Rd, Continue on US-59 Frontage Rd, Turn right onto Patton Rd, Turn right, Turn left onto US-90 ALT W, Turn right onto Tavenor Rd, Turn left onto FM 1952 N, Turn left onto Eagle Nest Acres Dr, Turn right to stay on Eagle Nest Acres Dr, Turn left to stay on Eagle Nest Acres Dr, Turn left onto Jacqueline St, Destination will be on the right

Listing Office Information

Listing Team: (155364017) Tricia Turner Properties Group
List Agent: triciag/Tricia L. Turner ✉ **List Broker:** EXPD01/eXp Realty, LLC ✉
Agent Cell: 832-334-2671 **Request an Appointment**
Agent Phone: 832-334-2671 **Appt #:** 713-977-7469 / ShowingTime
List Team Name: Tricia Turner Properties Group
Address: One Riverway, Ste. 1700, Houston TX 77056 **Office Phone:** 888-519-7431
Alt Phone: 832-334-2671 / Sales Office **PM #:** 832-334-2671
List Agent Web: <http://web.har.com/TriciaTurner> **Fax #:**
Agent Email: tricia@triciaturnerproperties.com
Licensed Supervisor: Julie Floyd **Office Web:** <https://www.exprealty.com>

School Information

School District: 54 - Brazos **Elem:** BRAZOS ELEMENTARY SCHOOL
Middle: BRAZOS MIDDLE SCHOOL **High:** BRAZOS HIGH SCHOOL
2nd Middle:

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

Description Information

Style: Ranch **# Stories:** 1 **Bedrooms:** 3/
Type: Free Standing **Access:** Baths F/H: 2/0
New Constr.: No **Appx Complete:** Builder Nm:
Lot Dim: Acres: 1 / 1 Up to 2 Acres
Frt. Door Faces: Garage: 2/Attached Garage
Gar/Car: Auto Garage Door Opener **Carpport:**

Showing Instruct: Appointment Required, Lockbox Front, Supra Keybox

Agent Remarks:

The seller has preferred Title Company. Seller prefers a \$200 option fee and a 1% earnest money deposit. When making an offer, please download Listing Attachments for Offer Instructions and Addenda. Offers submitted after 6:00 p.m will be acknowledged the following day.

Public Remarks:

Country home nestled on an acre of land in the quiet community of Eagle Nest Acres. Ranch-Style home with a full-length covered front porch. The spacious kitchen boasts ample cabinet and counter space, with a gas range. The family room features wood floors. The primary suite includes a walk-in closet and en suite. Split-plan features two generously sized secondary bedrooms as well as a second full bath located across the family room from the primary suite. Located at the back of the home is a large screened-in back patio perfect for entertaining and family barbeques. Take a virtual tour under tour and links, and schedule a private showing today!

Rooms Information

Room	Dimensions	Location	Room	Dimensions	Location
Primary Bedroom	15 x 11	1st	Primary Bath		1st
Bedroom			Bedroom	11 x 14	1st
Bedroom	13 x 12	1st	Dining Room	11 x 11	1st
Kitchen	7 x 9	1st			
Utility	6 x 5	1st			

Bathroom Desc: Primary Bath: Tub/Shower Combo

Bedroom Desc: En-Suite Bath, Split Plan, Walk-In Closet

Room Desc: 1 Living Area, Family Room, Kitchen/Dining Combo, Utility Room in House
Kitchen Desc:

Interior, Exterior, Utilities and Additional Information

Microwave: Yes Dishwasher: Yes Compactor: Disposal:
Fireplace: Utility Dist: Sep Ice Mkr:
Connect: Electric Dryer Connections, Gas Dryer Connections, Washer Connections Range: Freestanding Range, Gas Cooktop
Energy: Ceiling Fans, Digital Program Thermostat, Energy Star Appliances Flooring: Carpet, Tile, Wood
Oven: Gas Oven, Single Oven Foundation: Slab
Green/Energy Cert: Countertops:
Roof: Composition Prvt Pool: No
Interior: Crown Molding, Drapes/Curtains/Window Cover Area Pool:
Exterior Constr: Cement Board, Wood Waterfront Feat:
Exterior: Back Green Space, Back Yard Fenced, Covered Patio/Deck, Fully Fenced, Patio/Deck, Water/Sewer: Septic Tank, Well
Porch, Screened Porch, Side Yard
Lot Description: Cleared, Other Cool: Central Electric
Heat: Central Electric Golf Course Nm:
St Surf: Asphalt Exclusions:
Restrictions: Horses Allowed, Mobile Home Allowed
Disclosures: Sellers Disclosure
55+ Community: City/ETJ: Outside Local ETJ
Sub Lake Access:
Mgmt Co./HOA Name: No List Type: Exclusive Right to Sell/Lease
List Date: 07/14/2021 Expire Date: T/Date: Bonus End:
Comp: SubAgt: 0% Buyer Agent: 3% Bonus: Var/Dual Rt: No

Financial Information

1st Assumable: Finance Cnsdr: Cash Sale, Conventional, FHA, VA
Ownership Type: Vac Rental:
Maint. Fee: No Maint Includes:
Other Mand Fee: No Exemptions:
Taxes w/o Exemptions: \$2,559/2020 Tax Rate: 1.769
Loss Mitigation: Auction: Online Bidding:

Pending Information

Pending Date: 09/24/2021 Est Close Dt: OPT End:
Sell Agent: Sharon Murillo (sharonnm) Sell Broker: eXp Realty, LLC (EXPD01)
TREC #:
Sell Team Name:
Contingent on Sale of Other Property:

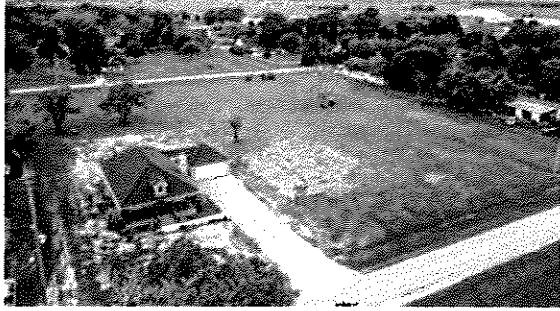
Sold Information

Sale Price: \$229,000 Close Date: 11/05/2021 CoOp: No SP/LP #: 0.76
SP\$/SF: \$163.45 Days to Close: 42 Terms:
Seller Contribution to Buyer Costs: \$0 Repair/Actual Pd: \$0 Title Pd By: Seller

Prepared By: Amber Morris

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

Date: 04/19/2022 4:51 PM



Single-Family Sold

ML#: **51708953** List Price: **\$260,000↓**
 Address: **427 Sabine Street** Orig Price: **\$275,000**
 Area: **30** LP/SF: **\$193.6**
 Tax Acc #: **1900-00-024-0190-903** DOM: **19 / 151**
 City/Location: **Orchard** State: **Texas**
 County: **Fort Bend** Zip Code: **77464**
 Market Area: Subdivision: **Orchard Sub** Key Map:
 Lot Size: **11,250 / Appr Dist** Country: **United States**
 Lot Value: **No** Section #: **0**
 Master Planned: **No** SqFt: **1,343 / Appr Dist**
 Lease Also: **No** Gar Apt SF:
 Legal Desc: **Lot 7 Block 24 Sabine St** Year Built: **2021 / Appr Dist**

Directions: From Fulshear head west on 1093 to FM 1489 and go left. Take 1489 aprox 5 miles to Kibler go left; Take Kibler aprox 1/2 mile to Sabine and go right; property is on the right.

Listing Office Information

List Agent: **mramey/Mallori G. Ramey** List Broker: **BBTX01/Blue Bird Real Estate**
 Agent Cell: **713-503-6247** **Request an Appointment**
 Agent Phone: **713-503-6247** Appt #: **713-977-7469 / ShowingTime**
 Address: **32311 Rogers Rd, Fulshear TX 77441** Office Phone: **281-346-1100**
 Alt Phone: **713-503-6247 / Direct Line** PM #:
 List Agent Web: Fax #:
 Agent Email: **mgramey1@gmail.com**
 Licensed Supervisor: Office Web: **bbregroup.com**

School Information

School District: **54 - Brazos** Elem: **BRAZOS ELEMENTARY SCHOOL**
 Middle: **BRAZOS MIDDLE SCHOOL** High: **BRAZOS HIGH SCHOOL**
 2nd Middle:

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

Description Information

Style: **Ranch** # Stories: **1** Bedrooms: **2/**
 Type: **Free Standing** Access: Baths F/H: **2/0**
 New Constr.: **Yes/Never Lived In** Appx Complete: Builder Nm: **DoubleHornRoo**
 Lot Dim: **75x150** Acres:
 Frt. Door Faces: **East** Garage: **2/Detached Garage**
 Gar/Car: **Additional Parking, Single-Wide Driveway** Carport:

Showing Instruct: **Appointment Required, Lockbox Front**

Agent Remarks:

This property is combo of Lots 7,8,9 of Sabine St. to make up a 75'x150' lot. Buyer will pay for new survey. Option period \$150 for 7 days max. Room measurements are approximate, please verify independently. Please use New completed construction contract when writing up your offer.

Public Remarks:

Beautiful new construction in the quiet town of Orchard Tx. Just 50 min to Houston, 20 min to Sugar Land, 10 min to Fulshear, 20 min to Katy this property is ideal for someone who wants quiet country living close to amenities. This home offers 2 bedrooms, 2 bathrooms and a finished detached garage. A spacious kitchen offers granite counter tops, an island, soft close drawers and cabinets, stainless steel under-mounted sink and stainless appliances. This home is solid construction on pier and beam with easy access underneath the home to access plumbing. Don't miss out on this one!

Rooms Information

Room	Dimensions	Location	Room	Dimensions	Location
Primary Bedroom	14 x 13	1st	Bedroom	12 x 14	1st
Family	15 x 18	1st	Bath	5.2 x 14	1st
Kitchen	11.5 x 11.5	1st	Primary Bath	6 x 14	1st
Dining Room	15 x 7	1st	Utility	6.5 x 11	1st

Bathroom Desc: **Primary Bath: Double Sinks, Primary Bath: Shower Only**

Bedroom Desc: **All Bedrooms Down, En-Suite Bath, Walk-In Closet**

Room Desc: **1 Living Area, Kitchen/Dining Combo, Living Area - 1st Floor, Living/Dining Combo, Utility Room In House**

Kitchen Desc: **Island w/o Cooktop, Kitchen open to Family Room, Soft Closing Cabinets, Soft Closing Drawers, Under Cabinet Lighting**

Interior, Exterior, Utilities and Additional Information

Microwave: **No** Dishwasher: **Yes** Compactor: **No** Disposal: **Yes**

Fireplace:	1/Wood Burning Fireplace	Utility Dist:	No	Sep Ice Mkr:	No
Connect:	Electric Dryer Connections, Gas Dryer Connections, Washer Connections	Range:	Electric Range, Gas Range		
Energy:	Ceiling Fans, Insulated/Low-E windows, Insulation - Spray-Foam, Tankless/On-Demand H2O Heater	Flooring:	Laminate, Tile		
Oven:	Freestanding Oven	Foundation:	Pier & Beam		
Green/Energy Cert:		Countertops:	granite		
Roof:	Composition	Prvt Pool:	No		
Interior:	Crown Molding, High Ceiling	Area Pool:			
Exterior Constr:	Cement Board	Waterfront Feat:			
Exterior:	Back Yard, Not Fenced, Porch, Side Yard	Water/Sewer:	Public Sewer, Public Water		
Lot Description:	Cleared	Cool:	Central Electric		
Heat:	Central Electric	Golf Course Nm:			
St Surf:	Asphalt	Exclusions:			
Restrictions:	No Restrictions	City/ETJ:			
Disclosures:	No Disclosures				
55+ Community:					
Sub Lake Access:					
Mgmt Co./HOA Name:	No	List Type:	Exclusive Right to Sell/Lease		
List Date:	04/15/2021	Expire Date:		Bonus End:	
Comp: SubAgt:	0%	Buyer Agent:	3%	Var/Dual Rt:	Yes

Financial Information

1st Assumable:	Finance Cnsdr:	Cash Sale, Conventional
Ownership Type:	Vac Rental:	
Maint. Fee:	No	Maint Includes:
Other Mand Fee:	No	Exemptions:
Taxes w/o Exemptions:		Tax Rate:
Loss Mitigation:	Auction:	Online Bidding:

Pending Information

Pending Date:	05/30/2021	Est Close Dt:		OPT End:	
Sell Agent:	<u>Kimberly Hughston (khughston)</u>	Sell Broker:	<u>eXp Realty, LLC (EXPD01)</u>		
TREC #:					
Sell Team Name:					
Contingent on Sale of Other Property:					

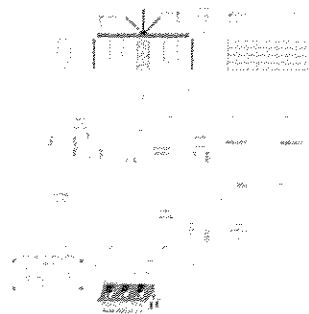
Sold Information

Sale Price:	\$255,000	Close Date:	07/02/2021	CoOp:	No	SP/LP #:	0.98
SP\$/SF:	\$189.87	Days to Close:	33	Terms:			
Seller Contribution to Buyer Costs:	\$0	Repair/Actual Pd:	\$0	Title Pd By:	Seller		

Prepared By: Amber Morris

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

Date: 04/19/2022 4:51 PM



Single-Family Sold
 ML#: **51523008** List Price: **\$249,000**
 Address: **TBD Kansas Street** Orig Price: **\$249,000**
 Area: **30** LP/SF: **\$155.53**
 Tax Acc #: **na** DOM: **47**
 City/Location: **Orchard** State: **Texas**
 County: **Fort Bend** Zip Code: **77464**
 Market Area: **Cottage Grove** Key Map:
 Subdivision: **Orchard** Country: **United States**
 Lot Size: **15,000 / Appr Dist** Section #: **na**
 Lot Value: **No** SqFt: **1,601 / Builder**
 Master Planned: **No** Gar Apt SF:
 Lease Also: **No** Year Built: **2021 / Builder**
 Legal Desc: **ORCHARD S/D, BLOCK 28, Lot 19 - 22**

Directions: From Rosenberg take Hwy 36 towards Orchard. At the first caution light on 36 turn right and cross the tracks. You are now on Missouri Street turn left on Magnolia and left on Kansas (corner lot)

Listing Office Information

List Agent: **CarrieF/Carrie L. Farmer** List Broker: **KWKT01/Keller Williams Premier Realty Katy**
 Agent Cell: **Request an Appointment**
 Agent Phone: **281-995-9600** Appt #: **281-995-9600 / Call Agent**
 Address: **22762 Westheimer Pkwy Ste 420, Katy TX 77450** Office Phone: **281-220-2100**
 List Agent Web: **Office Phone:**
 Agent Email: **carrie@carriefarmergroup.com** Fax #:
 Licensed Supervisor: **Office Web: http://katy.yourkwoffice.com**

School Information

School District: **54 - Brazos** Elem: **BRAZOS ELEMENTARY SCHOOL**
 Middle: **BRAZOS MIDDLE SCHOOL** High: **BRAZOS HIGH SCHOOL**
 2nd Middle:

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Description Information

Style: **Ranch, Traditional** # Stories: **1** Bedrooms: **3/**
 Type: **Free Standing** Access: Baths F/H: **2/0**
 New Constr.: **Yes/To Be Built/Under Construction** Appx Complete: **08/31/2021** Builder Nm: **Manley Homes LLC.**
 Lot Dim: **100 X 150** Acres: **.34 / 1/4 Up to 1/2 Acre**
 Frt. Door Faces: Garage: **2/Attached Garage**
 Gar/Car: Carport:

Showing Instruct: **Appointment Required**

Agent Remarks:

This is in Orchard Texas Ft. Bend County. CONTACT AGENT FOR DETAILS. PLEASE SUBMIT ALL OFFERS WITH A CURRENT LENDER OFFER OF APPROVAL OR PROOF OF FUNDS WITH ALL CASH OFFERS. SEE DOCS FOR OFFER INSTRUCTIONS. PLEASE SEND OFFERS TO CARRIE@CARRIEFARMERGROUP.COM AND TEXT 281-995-9600 TO LET US KNOW AN OFFER HAS BEEN SENT VIA EMAIL. SELLER WILL RESPOND TO ALL OFFERS WITHIN 48 HRS. THANKS FOR SHOWING!

Public Remarks:

WOW!!! Country Living at it's Finest in Ft. Bend County! You don't want to miss out on this gorgeous 1700 sqft Custom New Construction property. Featuring 3 spacious bedrooms, 2 full bathrooms and attached 2-car garage. This unique home is located on a corner lot with mature oak trees in the small charming town of Orchard, Texas. It is just minutes away from Rosenberg, Richmond & Sugar Land shopping/dining. Enjoy the quiet & peaceful country life sitting on the back covered porch. No HOA, No MUD taxes. City water and sewer. All room measurements & schools should be verified independently

Rooms Information

Room	Dimensions	Location	Room	Dimensions	Location
Primary Bedroom	13'X16' 10"	1st	Bedroom	10'X12' 8"	1st
Bedroom	10'X12' 8"	1st	Living Room	21' 8"X16' 10"	1st

Bathroom Desc:

Bedroom Desc: **Walk-In Closet**

Room Desc: **Family Room, Kitchen/Dining Combo**

Kitchen Desc: **Breakfast Bar, Kitchen open to Family Room**

Interior, Exterior, Utilities and Additional Information

Microwave: **Yes** Dishwasher: **Yes** Compactor: Disposal: **Yes**
 Fireplace: Utility Dist: Sep Ice Mkr:
Electric Dryer Connections, Washer

Connect:	Connections	Range:	Electric Range, Freestanding Range
Energy:	Energy Star Appliances, Energy Star/CFL/LED Lights, Energy Star/Reflective Roof, High-Efficiency HVAC, HVAC>13 SEER, Insulated Doors, Insulated/Low-E windows, Insulation - Batt, Insulation - Blown Cellulose	Flooring:	Carpet, Tile, Vinyl Plank
Oven:	Electric Oven	Foundation:	Slab
Green/Energy Cert:		Countertops:	Granite
Roof:	Composition	Prvt Pool:	No
Interior:	Fire/Smoke Alarm	Area Pool:	Yes
Exterior Constr:	Brick, Cement Board	Waterfront Feat:	
Exterior:	Back Yard	Water/Sewer:	Public Sewer, Public Water
Lot Description:	Corner	Cool:	Central Electric
Heat:	Central Electric	Golf Course Nm:	
St Surf:		Exclusions:	
Restrictions:	Deed Restrictions	City/ETJ:	
Disclosures:	No Disclosures	List Type:	Exclusive Right to Sell/Lease
55+ Community:	No	T/Date:	Bonus End:
Sub Lake Access:		Bonus:	Var/Dual Rt: No
Mgmt Co./HOA Name:	No	Expire Date:	
List Date:	01/27/2021	Buyer Agent:	3%
Comp: SubAgt:	0%		

Financial Information

1st Assumable:	Finance Cnsdr:	Cash Sale, Conventional, FHA, VA	
Ownership Type:	Full Ownership	Vac Rental:	Not Allowed
Maint. Fee:	No	Maint Includes:	
Other Mand Fee:	No	Exemptions:	
Taxes w/o Exemptions:		Tax Rate:	2.2948
Loss Mitigation:	No	Auction:	No
		Online Bidding:	No

Pending Information

Pending Date:	03/15/2021	Est Close Dt:		OPT End:	
Sell Agent:	Daniel Warren (centserv)		Sell Broker:	BHGRE Gary Greene (GGPR24)	
TREC #:					
Sell Team Name:					
Contingent on Sale of Other Property:					

Sold Information

Sale Price:	\$259,900	Close Date:	11/19/2021	CoOp:	No	SP/LP #:	1.04
SP\$/SF:	\$162.34	Days to Close:	249	Terms:			
Seller Contribution to Buyer Costs:	\$0	Repair/Actual Pd:	\$0	Title Pd By:	Seller		

Prepared By: Amber Morris

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

Date: 04/19/2022 4:51 PM