

Agent Report



Addr: 1976 Kimberly Drive
Status: Price Change **Class:** RE **MLS #:** 1584168
Area: 2400 **Grid:** **List Price:** \$890,000
Int.St./Dir: FM 1283 to Kimberly Drive 2 miles
Subdivision: Medina Lake Estates
City: Bandera **Zip:** 78063 **Type:** SFD
County: Bandera **CAN#:** 15153000010010 **AdSf:** 2108
Legal: MEDINA LAKE ESTATES 3 BLK 1 LT 1 PT **Block:** 1 **Lot:** 1
 9.364 ACRES **Currently Leased:**
Lot Size: 9 **Lot Dimensions:** **Lease Expiration:**
 392,040.00 Pastureland
 15,855.84 House
Sch: Bandera Isd **BR:** 4 **Year Built:** 2013
Elem: Bandera **FBaths:** 3 **HBaths:** 0
Middle: Bandera **Builder:** Greenville **Recent Rehab:** Yes
 Custom Homes
High: Bandera **Constr:** Pre-Owned

Level		Level		Utility Suppliers	
Living Room	---	Master Bedroom	15x14	1	Gas:
Dining Room	15x10	Master Bedroom 2	---	---	Electric: Bandera
Family Room	26x19	Master Bath	10x11	1	Garbage:
Kitchen	25x15	Bedroom 2	12x12	2	Water:
Breakfast	---	Bedroom 3	12x12	2	Sewer:
Utility	---	Bedroom 4	12x12	2	Other:
Entry Room	---	Bedroom 5	---	---	
Study/Office	12x13				

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:** None/N
Total Tax (W/O Exemptions): \$4,979 **PrTerms:** Conventional, Cash **HOA Name:**
Tax Year: 2021 **Loan Info:** **HOA Fee / Freq / Trans Fee:** / /
Subdivision: Medina Lake Estates **Neighborhood Amenities:** None
Preferred Title Co.: Mission Title Bandera

Owner: COX **SC/\$:** 0 **BC/\$:** 3% **Owner LREA/LREB:** No
List Agent: Karen Trujeque **625866** **(830) 796-4711** **Occupancy:** Owner
List Office: Cowboy Capital Realty **COCA00** **(830) 796-4711** **Possession:** Closing/Funding
Ph to Show: 210-222-2227 **Lockbox Type:** SABOR Supra, Combo **Showing Contact:** **Bonus:**
 ShowingTime

AgentRmrks: Unrestricted, Wildlife Exempt 9.364 Acres

Remarks: UNRESTRICTED, WILDLIFE EXEMPT. I CAN SEE FOR MILES AND MILES! Located in the Heart of the Hill Country. Built 2013 remodeled Fall of 2021, New Custom Cabinets, Downstairs floors. Immaculate 4Br, Mst Downstairs, Study, Laundry Room, Covered Porches, Metal Roof. 2 Car Garage, 24X36 RV, Workshop W/AC. House W/ Water Softener. Fenced with Interior Cross Fencing. 40 Miles to SA, 22 Miles to Boerne Tx. 14 Miles to Bandera Tx. Kimberly Drive is one way in street, Hill Country Elementary located 5 miles on FM 1... (text truncated for print)

Style: Two Story, Ranch, Texas Hill Country **Garage Parking:** Two Car Garage **Additional/Other Parking:** Circular Drive, RV/Boat Parking, Bus/RV Garage, Open Spaces

Ext: Cement Fiber **Roof:** Metal **Mst BR:** Downstairs
Fndtn: Slab **Wdw:** All Remain **Mst Bth:** Shower Only, Double Vanity

Interior: One Living Area, Walk-In Pantry, Study/Office, Shop, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, High Speed Internet, Laundry Main Level, Telephone, Walk in Closets

Inclusions: Washer, Dryer

Exterior Fea: Patio Slab, Covered Patio, Deck/Balcony, Privacy Fence, Wrought Iron Fence, Double Pane Windows, Storage Building/Shed, Mature Trees, Workshop, Cross Fenced

Wat/Swr: Private Well **Floor:** Carpeting, Vinyl **Frpl:** Not Applicable
Heating: Heat Pump **Ht Fuel:** Electric **Air Cond:** One Central
Pool/SPA: Other **Misc:** No City Tax
Lot Des: 5 - 14 Acres **Lot Impv:** Street Paved

Accessible/Adaptive: No

Green: Features - none / Certification - none / Energy Efficiency - none

Contingent Info: **DOM/CDOM:** 47/ 47 **Sold Price:**
Contract Date: **Sale Trms:** **Sell Points:** **SQFT/Acre:**
Closing Date: **Sell Concess:** - **Price per SQFT:** \$422.20
Sell Ofc: **Selling Agent:** **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***