



Single-Family **Incomplete**
 ML#: 27516117
 Address: 353 Road 6604
 Area: 52
 Tax Acc #: 004130-000358-000
 City/Location: Dayton
 County: Liberty
 Market Area: Dayton
 Subdivision: Encino Estates
 Lot Size: 33,846 / Appr Dist
 Master Planned: No
 Legal Desc: ENCINO ESTATES, SEC 1,
 BLOCK 12, LOT 28
 Lease Also: No

List Price: \$338,100
 Orig Price:
 LP/SF: \$147
 DOM:
 State: Texas
 Zip Code: 77535
 Key Map:
 Country: United States
 Section #: 01
 SqFt: 2,300 / Builder
 Year Built: 2020 / Builder

Listing Firm: **Texcom Realty, Inc.**

Directions: **From Houston, Take Hwy 90 East toward Dayton, TX. At Dayton, take 1008 toward Kenefick, TX. Go 1 mile past Kenefick, Encino will be on left. Make left on Encino Dr. L on CR 6604, Property on Left hand side.**

School Information

School District: **74 - Dayton** Elem: **STEPHEN F. AUSTIN ELEMENTARY SCHOOL (DAYTON)**
 Middle: **WOODROW WILSON JUNIOR HIGH SCHOOL** High: **DAYTON HIGH SCHOOL**

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

Description Information

Style: **Mediterranean** # Stories: **1** Bedrooms: **3/4**
 Type: **Free Standing** Access: Baths F/H: **2/1**
 New Construction: **Yes/To Be Built/Under Construction** Appx Complete: **12/31/2019** Builder Nm: **G&Y Construction**
 Lot Dim: **100x338** Acres: **.777 / 1/2 Up to 1 Acre**
 Front Door Faces: Garage: **2/Attached Garage**
 Gar/Car: Carport:

Public Remarks:

Gorgeous G & Y Construction home located in the Beautiful Encino Estates. Home features high ceilings, open floor plan and large master suite. Buyer to choose colors of: granite, tile and carpet, from builder's stock, prior to installation. Room sizes are approximate and should be individually measured.

Rooms Information

Room	Dimensions	Location	Room	Dimensions	Location
Mstr Bedroom	21 x 17	1st	Bedroom	11 x 13	1st
Bedroom	12 x 11	1st	Family	18 x 13	1st
Dining Room	11 x 14	1st	Mstr Bath		1st
Study/Library	12 x 13	1st			

Bathroom Desc: **Double Sinks, Master Bath + Separate Shower**
 Bedroom Desc: **All Bedrooms Down, Master Bed - 1st Floor**
 Room Desc: **1 Living Area, Breakfast Room, Family Room, Formal Dining, Study/Library, Utility Room in House**
 Kitchen Desc: **Kitchen open to Family Room, Pantry**

Interior, Exterior, Utilities and Additional Information

Microwave: **Yes** Dishwasher: **Yes** Compactor: **No** Disposal: **Yes**
 Fireplace: **1/Gas Connections** Utility Dist: **No** Sep Ice Mkr: **No**
 Connect: **Electric Dryer Connections, Washer Connections** Range: **Gas Cooktop**
 Energy: **Attic Vents, Ceiling Fans, Digital Program Thermostat, Energy Star Appliances, HVAC>13 SEER, Insulated/Low-E windows, Insulation - Blown Cellulose** Flooring: **Carpet, Tile**
 Oven: **Electric Oven** Foundation: **Slab**
 Green/Energy Cert: Countertops: **Granite**
 Roof: **Composition** Prvt Pool: **No**
 Interior: **Fire/Smoke Alarm, High Ceiling** Area Pool: **No**
 Exterior Constr: **Stucco** Waterfront Feat:
 Exterior: **Porch** Water/Sewer: **Aerobic, Other Water/Sewer, Septic Tank**
 Lot Description: **Cleared** Cool: **Central Electric**
 Heat: **Central Electric** Golf Course Nm:
 St Surf: **Asphalt** Exclusions:
 Restrictions: **Deed Restrictions** Disclosures: **No Disclosures**

MgmtCo./HOA Name: **Yes / Encino Estates POA / 281-354-1299**

Financial Information

Finance Considered: **Cash Sale, Conventional, FHA, Investor, VA** Maintenance Fee: **Mandatory/\$450/Annually**
Other Mand Fee: **Yes/150/Transfer fee** Tax Rate: **1.9752**
Taxes w/o Exempt: **\$686/2018**

Prepared By: Alejandra Williams

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

Date: 10/30/2019 12:49 PM

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