



**Single-Family** **Incomplete**  
 ML#: **46955747**  
 Address: **371 Road 6604**  
 Area: **52**  
 Tax Acc #: **004130-000357-000**  
 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 27**  
 Lease Also: **No**

List Price: **\$308,700**  
 Orig Price:  
 LP/SF: **\$147**  
 DOM:  
 State: **Texas**  
 Zip Code: **77535**  
 Key Map:  
 Country: **United States**  
 Section #: **01**  
 SqFt: **2,100 / Builder**  
 Year Built: **2019 / 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 660, Left on 6604, Home located 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: **3/3**  
 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 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.**

#### Rooms Information

Room	Dimensions	Location	Room	Dimensions	Location
Mstr Bedroom	21 x 16	1st	Bedroom	13 x 12	1st
Bedroom	13 x 11	1st	Family	18 x 14	1st
Dining Room	10 x 12	1st	Mstr Bath		1st
Study/Library	10 x 11	1st			

Bathroom Desc: **Double Sinks, Master Bath + Separate Shower**

Bedroom Desc: **All Bedrooms Down, Master Bed - 1st Floor**

Room Desc: **Family Room, Formal Dining**

Kitchen Desc:

#### Interior, Exterior, Utilities and Additional Information

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

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: **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 12:45 PM**

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