



Single-Family Coming Soon

ML#: **79050310** L st Pr ce: **\$333,937**
 Address: **929 Road 6609** Or g Pr ce:
 Area: **52** LP/SF: **\$145**
 Tax Acc #: **004130-000022-000** DOM:
 C ty/Locat on: **Dayton** State: **Texas**
 County: **Liberty** Z p Code: **77535 - 1176**
 Market Area: **Dayton** Key Map:
 Subd v s on: **Encino Estates Sec 1** Country: **United States**
 Lot S ze: **30,405 / Appr Dist** Sect on #: **01**
 Master P anned: **No** SqFt: **2,303 / Builder**
 Lega Desc: **ENCINO ESTATES, SEC 1, BLOCK 1, LOT 22, ACRES .698** Year Bu t: **2020 / Builder**
 Lease A so: **No**

L st ng F rm: **Texcom Realty, Inc.**

D rect ons: **From downtown, take Hwy 90 to Dayton, Tx. At Dayton, take 1008 to Kenefick, Tx. Go 1 mile past Kenefick, Encino Estates will be on the left. Turn left onto Road 660, turn right on to Road 660A, turn left on to Road 6609. Home will be on the right.**

School Information

Schoo D str ct: **74 - Dayton** E em: **STEPHEN F. AUSTIN ELEMENTARY SCHOOL (DAYTON)**
 M dd e: **WOODROW WILSON JUNIOR HIGH SCHOOL** H gh: **DAYTON HIGH SCHOOL**

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

Description Information

Sty e: **Mediterranean** # Stor es: **1** Bedrooms: **4/4**
 Type: **Free Standing** Access: **Manned Gate** Baths F/H: **3/0**
 New Construct on: **Yes/To Be Built/Under Construction** Appx Comp ete: **11/15/2020** Bu der Nm: **EMR Builders**
 Lot D m: **100x304** Acres: **.698 / 1/2 Up to 1 Acre**
 Front Door Faces: Garage: **2/Attached Garage**
 Gar/Car: **Auto Garage Door Opener** Carport:

Pub c Remarks:

Four bedrooms, three bathrooms, just shy off an acre, off of the main boulevard in Encino Estates! This home features an open kitchen/family area with built-in benches on either side of the fireplace, perfect for entertaining, plus a breakfast nook that features a bay window and it's own built-in bench seat! The master bedroom, with en-suite bathroom, includes a walk-in closet AND a separate linen closet. This one won't last long - schedule your showing today!

Rooms Information

Room	D mens ons	Locat on	Room	D mens ons	Locat on
Primary Bedroom	17 x 14	1st	Bedroom	14 x 10	1st
Bedroom	11 x 12	1st	Bedroom	11 x 10	1st
Family	18 x 19	1st	Breakfast	11 x 8	1st
Kitchen	13 x 16	1st	Dining Room	12 x 11	1st

Bathroom Desc: **Double Sinks, Primary Bath + Separate Shower**
 Bedroom Desc: **All Bedrooms Down, En-Suite Bath, Walk-In Closet**
 Room Desc: **Breakfast Room, Family Room, Formal Dining, Study/Library, Utility Room in House**
 K tchen Desc: **Breakfast Bar, Pantry**

Interior, Exterior, Utilities and Additional Information

M crowave: **Yes** D shwasher: **Yes** Compactor: **No** D sposa : **Yes**
 F rep ace: **1/Gas Connections** Ut ty D st: Sep Ice Mkr: **No**
 Connect: **Gas Dryer Connections, Washer Connections** Range: **Freestanding Range, Gas Cooktop**
 Energy: **Attic Vents, Ceiling Fans, Digital Program Thermostat, Energy Star Appliances, High-Efficiency HVAC, HVAC>13 SEER, Insulated/Low-E windows, Insulation - Blown Cellulose** F oor ng: **Carpet, Tile**
 Oven: **Electric Oven** Foundat on: **Slab**
 Green/Energy Cert: Countertops: **Granite**
 Roof: **Composition** Prvt Poo : **No**
 Inter or: **Crown Molding, Fire/Smoke Alarm, Formal Entry/Foyer, High Ceiling, Prewired for Alarm System** Area Poo :
 Exter or Constr: **Stone, Stucco** Waterfront Feat:
 Exter or: **Back Yard, Patio/Deck, Porch** Water/Sewer: **Aerobic, Septic Tank**
 Lot Descr pt on: **Cleared** Coo : **Central Electric**
 Heat: **Central Electric** Go f Course Nm:

Restrictions: ~~Asphalt~~ **Asphalt**, Restrictions, Horses Allowed Exclusions: ~~Exclosures~~ **No Disclosures**

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

Financial Information

Finance Considered: Cash Sale, Conventional, FHA, Other, VA	Maintenance Fee: Mandatory/\$450/Annually
Other Mand Fee: Yes/50/Transfer Fee	Tax Rate: 1.8738
Taxes w/o Exempt: \$777/2019	

Prepared By: Alejandra Williams

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

Date: 06/26/2020 12:46 PM

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