

# Residential

MLS 102606

Status Active

Address 1313 Amy

Price \$44,900



City	George West
State	TX
Zip	78022
County	Live Oak
School District	George West ISD
Property Condition	Average
Assn/Subdv	South Forty
Assoc Dues \$	
Zoning	Residential
Tax Year	2008
Taxes-Total \$	\$668
Deed Restrictions	Yes
Owner	National Default for Fannie Mae
Coop	Both
Yr Built	1983
Rooms	5
Bedrooms	3
Baths Total	1.00
LA - Sq Ft Apx	980
Sq Ft Source	LOCAD
Price per Sq Ft \$	\$46
Style	1 Story, Ranch
Construction	Wood Frame
Foundation	Slab
Siding	Brick Veneer
Roof	Composition
Garage	1 Car, Attached
Heat	Central Electric
Cooling	Central Electric
Water Heater	Electric
Water Htr Gal.	
Windows	Aluminum
Features	Ceiling Fan, Cable TV, Fenced Yard
Utility Room	Garage
Room List	Dining, Living, Kitchen
Flooring	Carpet, Vinyl
Window Treat	
Workshop	
Appliances	Vent Hood, Refrigerator, Oven

Acres-Apx	.25
Land Size Apx	0.253 acre
Land Dimensions	
Tax ID #	2320-0001-0010-
Water	Public
Sewer	Public
Septic Size	
Retail Elec Provider	AEP
Gas Co.	None
Water District	Yes
Road Surface	Asphalt
Terrain	Level
FEMA Flood Zone	
Financing	Cash, Conv, FHA, VA
Occupancy	Vacant
Home Warranty	Yes
Showing	Lockbox
Possession	At Close
Seller Pd Expenses	No
Disclosure Stmt	No
Internet	Yes
Exemptions	

**Public Remarks** Cute 3 bedroom, 1 bath, with 1 car attached garage, home that has curb appeal in the South Forty subdivision. House is a Fannie Mae that has HomePath ( www.homepath.com ) financing options and 6 month home warranty. The house needs some TLC and can qualify for HomePath Renovation Mortgage with Low down payment (3%), mortgage rate options, reduced fees for loan process. No Repairs being sold "as is" and "where is" condition!

**Legal** South Forty, Blk 1, Lot 10, 0.253 acre

**Directions** 1313 Amy - last house on the South side of the street before Lagarto St.

DOM	135	Agent Owned	No	Excl Agency	Yes
Listing Agent	David Dirks	Agent Phone	(361) 362-3334	SAC	3%
Listing Office	Beevillehome Real Estate	Office Phone	(361) 358-8777		

Selling Price	Closing Date	Sold Financing
Selling Agent	Agent Phone	
Selling Office	Office Phone	
Seller's Adj		

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