

# Residential

MLS 103164

Status Active

Address 151 Swimming Hole Dr.

Price \$45,000



City **George West**  
 State **TX**  
 Zip **78022**  
 County **Live Oak**  
 School District **George West ISD**  
 Property Condition **Poor**  
 Assn/Subdv **Old Swimming Hole**  
 Assoc Dues \$  
 Zoning  
 Tax Year **2010**  
 Taxes-Total \$ **\$250**  
 Deed Restrictions **Yes**  
 Owner **Tony Sbabo**  
 Coop **Both**  
 Yr Built Aprx  
 Rooms **6**  
 Bedrooms **3**  
 Baths Total **2.00**  
 LA - Sq Ft Apx **1,312**  
 Sq Ft Source **estimate**  
 Price per Sq Ft \$ **\$34**  
 Style **Cottage, 1 Story**  
 Construction **Wood Frame**  
 Foundation **Pier & Beam**  
 Siding **Vinyl, Wood**  
 Roof **Composition**  
 Garage **Barn, None**  
 Heat **None, Space Heater**  
 Cooling **None, Window Units**  
 Water Heater **Electric**  
 Water Htr Gal.  
 Windows  
 Features  
 Utility Room  
 Room List **Kitchen/Dining, Living**  
 Flooring **Other**  
 Window Treat  
 Workshop  
 Appliances

Acres-Apx **5.35**  
 Land Size Apx **5.35**  
 Land Dimensions  
 Tax ID # **317000000041**  
 Water **Public, Rural Co-Op**  
 Sewer **Septic**  
 Septic Size  
 Retail Elec Provider  
 Gas Co.  
 Water District **Yes**  
 Road Surface **Asphalt**  
 Terrain **Level**  
 FEMA Flood Zone **Yes**  
 Financing  
 Occupancy  
 Home Warranty  
 Showing  
 Possession  
 Seller Pd Expenses **No**  
 Disclosure Stmt **Yes**  
 Internet **Yes**  
 Exemptions

Public Remarks **Frontage on CR 303 and Swimming Hole Dr. Two lots in the Old Swimming Hole Subdivision - House needs work! Located around 4 miles from George West property has George West water and house is on septic - located near the Nueces River - Property has lots of potential as 2nd home, weekend getaway.**

Legal **Lots 33 & 41 Old Swimming Hole**

Directions **HWY 59, North on FM 799 E (toward Beeville), take road up about 1 mile, road curves, take straight on CR 304, turn West on CR-303 down about a +/- mile the property is about 325 ft past the first turn off to Swimming Hole Dr, on the North side of the street, Otherwise turn on Swimming Hole Dr. property around 300 ft past first turn on the South side of the street.**

DOM	<b>12</b>	Agent Owned	<b>No</b>	Excl Agency	<b>Yes</b>
Listing Agent	<b>David Dirks</b>	Agent Phone	<b>(361) 362-3334</b>	SAC	<b>3%</b>
Listing Office	<b>Beevillehome Real Estate</b>	Office Phone	<b>(361) 358-8777</b>	Option Period	

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

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