

ALL FIELDS DETAIL



MLS #	88741	Bedrooms	4
Status	ACTIVE	Full Baths	3
Type	Single Family	Half Baths	0
Address	2016 Sandy Point Rd.	Living Areas	2 Area/Room
Address 2		Dining	Informal & Formal
City	Harker Heights	Age	5 Years or Less
State	TX	Fireplace	Yes
Zip	76548	Garage Capacity	Two
Area	Harker Heights	Acreage	1-2
Class	RESIDENTIAL	SchoolDist	Other
Asking Price	\$285,900		
Sale/Rent	For Sale		
IDX Include	No		

GENERAL

Agent	Roy Zingelmann - cell: (254) 493-7028	Listing Office 1	Z TEXAS REAL ESTATE-SALADO - OFFICE: (254) 947-9497
Listing Agent 2		Listing Office 2	
Subagent Code	0	Buyers Agent Code	3
VCR Y/N	Yes	Opt Day	
Expiration Date	9/26/2010	Owners Name	Dept of Veterans Affairs
Occupant	vacant	Occupant Phone	
Legal	The Ridge Phase Two, Section 2, Block 007, lot 0009, Acres1.98	Subdivision	The Ridge
Lot Size	1.98 ac	Approx Heated Area	3276
Heated Area Source	tax record	Builder	
Year Built	2006	Approx Acres	1.98
Total Annual Taxes	\$8372	Property ID#	369817
Living Room Size	19x20	Living Room Comments	
Dining Room Size	13x12	Dining Room Comments	
Den Size	16x20	Den Comments	
Master Bedroom Size	12x16	Master Bedroom Comments	
Bedroom 2 Size		Bedroom 2 Comments	14x12
Bedroom 3 Size		Bedroom 3 Comments	13x13
Bedroom 4 Size	12x11	Bedroom 4 Comments	
Other Room	13x12	Zoning	
Water Source		Sign Y/N	Yes
Lockbox Location	front door	Lockbox #	Call for code
Directions	FM 2410 right on Commanche left on Lake Front right on Cayuge left on Sandy Point	Internet Remarks	
Off Market Date		Associated Document Count	1
Search By Map		Tax ID	
VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Update Date	6/28/2010	Status Date	5/17/2010
HotSheet Date	6/28/2010	Price Date	6/28/2010
Input Date	5/17/2010 2:02:00 PM	Original Price	\$303,900
Days On Market	59	Price/ApxHtdArea	\$87.27

FEATURES

BASIC ROOMS Formal Living/Dining	UTILITY AREA Separate Room Electric Dryer Connection Freezer Space Washer Connection	FLOORS Carpet Tile/Terrazo	UTILITY City Water City Sewer
OTHER ROOMS Study/Office		FOUNDATION Slab	HOW SHOW Appt/LB Call Listing Office
KITCHEN Breakfast Area Eat In	WATER HEATER Electric	ROOF Composition	SCHOOLS Other
KIT/FEATURES Garbage Disposal Trash Compactor Vent Hood Dishwasher Pantry Island Double Oven	HEAT/TYPE Electric Central	CONSTRUCTION Brick	POSSESSION Closing
	AIR CONDITIONING Electric	EXTERIOR FEATURES Covered Patio/Deck	TERMS Conventional Cash VA FHA
	INTERIOR FEATURES Security System Smoke/Heat Alarm Ceiling Fan	TREES Young Trees	SPECIAL
		LEVEL 2 Story or More	
		STYLE	

FEATURES**FIREPLACE**

One

Traditional

GARAGE TYPE

Attached Garage

Lender Owned

As Is

FINANCIAL**Addendum**

Bank of America pre-qual required on all offers. Free appraisal and credit report if buyer finances with BOA Home Loans. Please allow 2-3 business days for sellers response.

SOLD STATUS

How Sold
Closing Date
Selling Agent 1
Rate
Buy Points
Term
Sold Remarks

Contract Date
Sold Price
Selling Office 1
Points
Loan Amount
Square Feet
Concessions/Addendums

REMARKS

This large 4/3/2 home sits on 1.98 acres and offers a large open plan. It has 2 living areas and the master bedroom features a sitting area that can be used as an office. The kitchen has an island, a pantry and double ovens. The home is clean, vacant and ready for new owners. The property is sold AS IS. Bank of America pre-qual required on all offers. Free appraisal and credit report if buyer finances with BOA Home Loans. Please allow 2-3 business days for sellers response.

ADDITIONAL PICTURES**DISCLAIMER**

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ALL FIELDS DETAIL



MLS #	88365	Bedrooms	4
Status	ACTIVE	Full Baths	2
Type	Single Family	Half Baths	0
Address	9122 AMITY EAST	Living Areas	2 Area/Room
Address 2		Dining	Informal Only
City	SALADO	Age	5 Years or Less
State	TX	Fireplace	No
Zip	76571	Garage Capacity	Two
Area	Salado	Acreage	2+
Class	RESIDENTIAL	SchoolDist	Salado
Asking Price	\$269,000		
Sale/Rent	For Sale		
IDX Include	No		

GENERAL

Agent	Roy Zingelmann - cell: (254) 493-7028	Listing Office 1	Z TEXAS REAL ESTATE-SALADO - OFFICE: (254) 947-9497
Listing Agent 2		Listing Office 2	
Subagent Code	0	Buyers Agent Code	3
VCR Y/N	Yes	Opt Day	
Expiration Date	10/19/2010	Owners Name	BRAD BENNETT & JULIA VROOMAN
Occupant	VACANT	Occupant Phone	947-9497
Legal	EAGLE CREEK OF SALADO, LOT TRACT 3 ACRES 2.0	Subdivision	EAGLE CREEK OF SALADO
Lot Size	2.0 ACRES	Approx Heated Area	2524
Heated Area Source	BCAD	Builder	UNKNOWN
Year Built	2008	Approx Acres	2.00
Total Annual Taxes	\$3214	Property ID#	349930
Living Room Size	13 X 13	Living Room Comments	
Dining Room Size	16 X 15	Dining Room Comments	
Den Size	20 X 15	Den Comments	
Master Bedroom Size	16 X 14	Master Bedroom Comments	
Bedroom 2 Size	14 X 12	Bedroom 2 Comments	
Bedroom 3 Size	14 X 12	Bedroom 3 Comments	
Bedroom 4 Size	12 X 11	Bedroom 4 Comments	
Other Room		Zoning	
Water Source		Sign Y/N	Yes
Lockbox Location	FRONT DOOR	Lockbox #	COMBO/CALL
Directions	IH 35 SOUTH TO EXIT 287, EAST ON AMITY RIGHT ON STINNETT MILL HOME ON RIGHT		
Off Market Date		Associated Document Count	2
Search By Map		Tax ID	
VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Update Date	7/9/2010	Status Date	4/20/2010
HotSheet Date	7/9/2010	Price Date	7/9/2010
Input Date	4/20/2010 8:46:00 AM	Original Price	\$279,000
Days On Market	87	Price/ApxHtdArea	\$106.58

FEATURES

BASIC ROOMS	HEAT/TYPE	ROOF	UTILITY
Formal Living	Electric	Metal	Septic
Living Room	Central	CONSTRUCTION	Private
Kitchen/Dining	AIR CONDITIONING	Brick	HOW SHOW
OTHER ROOMS	Electric	Other	Appt/LB
Loft	Central	EXTERIOR FEATURES	Call Listing Agent
Flex Room	INTERIOR FEATURES	Storage Shed Slab	Combo Lockbox
KITCHEN	Smoke/Heat Alarm	Patio/Deck	SCHOOLS
U-Shape	Garage Door Opener	Other - See Remarks	Salado
Breakfast Bar	Ceiling Fan	TREES	POSSESSION
Breakfast Area	FIREPLACE	Young Trees	Closing
KIT/FEATURES	None	FENCE/TYPE	TERMS
Refrigerator	FLOORS	None	Conventional
Dishwasher	Carpet	LEVEL	Cash
Electric Appliances	Tile/Terrazo	2 Story or More	VA
Microwave	Wood	STYLE	FHA

FEATURES**UTILITY AREA**

Separate Room

WATER HEATER

Electric

FOUNDATION

Slab

Traditional
GARAGE TYPE
Attached Garage**GARAGE/CARPORT**2 Car Garage
Side Entry Garage**FINANCIAL****Addendum****SOLD STATUS****How Sold**

Closing Date

Selling Agent 1

Rate

Buy Points

Term

Sold Remarks**Contract Date**

Sold Price

Selling Office 1

Points

Loan Amount

Square Feet

Concessions/Addendums**REMARKS**

THIS HOME HAS INSULATED CONCRETE FORM CONSTRUCTION THAT CAN WITH STAND AN F 4 TORNADO, CUSTOM TILE IN MASTER BATH WITH PORCELAIN MOSAIC IN SHOWER FLOOR. CUSTOM SOLID OAK CABINETS ,MARBLE/TRAVERTINE BACKSPLASH. HANSCRAPED LIGHT OAK QUICKSTEP FLOORING WITH A LIFETIME WARRANTY, ISLAND IN KITCHEN WITH MARBLE TOP, WROUGHT IRON BANISTERS WITH OAK HANDRAILS, MOHAWK STAIN RESISTANT CARPET, STAINLESS STEEL APPLIANCES, A 10,000 HOLDING TANK IN WELL HOUSE / INSULATED/ STORAGE / LOCATED IN COUNTRY ON 2 ACRES.

ADDITIONAL PICTURES**DISCLAIMER**

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ALL FIELDS DETAIL



MLS #	88902	Bedrooms	4
Status	ACTIVE	Full Baths	2
Type	Single Family	Half Baths	1
Address	516 HIGH ST	Living Areas	2 Area/Room
Address 2		Dining	Formal Only
City	ROGERS	Age	6-10
State	TX	Fireplace	Yes
Zip	76569-4433	Garage Capacity	Two
Area	Rogers	Acreage	None
Class	RESIDENTIAL	SchoolDist	Rogers
Asking Price	\$227,000		
Sale/Rent	For Sale		
IDX Include	No		

GENERAL

Agent	Roy Zingelmann - cell: (254) 493-7028	Listing Office 1	Z TEXAS REAL ESTATE-SALADO - OFFICE: (254) 947-9497
Listing Agent 2		Listing Office 2	
Subagent Code	0	Buyers Agent Code	3
VCR Y/N	Yes	Opt Day	10
Expiration Date	11/26/2010	Owners Name	MADDUX, MELVIN
Occupant	TENANT	Occupant Phone	
Legal	J M ATER, BLOCK 003, LOT 002, & TR 30' X 140' ADJ OF N	Subdivision	ROGERS CITY AREA
Lot Size	130 X 140	Approx Heated Area	2559
Heated Area Source	BCAD	Builder	UNKNOWN
Year Built	2003	Approx Acres	0.41
Total Annual Taxes	\$5222	Property ID#	17935
Living Room Size	17 X 12	Living Room Comments	
Dining Room Size	19 X 10	Dining Room Comments	
Den Size	13 X 22	Den Comments	
Master Bedroom Size	15 X 15	Master Bedroom Comments	
Bedroom 2 Size	11 X 10	Bedroom 2 Comments	
Bedroom 3 Size	12 X 11	Bedroom 3 Comments	
Bedroom 4 Size	10 X 9	Bedroom 4 Comments	
Other Room		Zoning	
Water Source		Sign Y/N	Yes
Lockbox Location	FRONT DOOR	Lockbox #	COMBO/CALL
Directions	HIGHWAY 36 TO ROGERS, RIGHT AT LIGHT, RIGHT ON ATER, RIGHT ON HIGH ST, IN FRONT OF SCHOOL	Internet Remarks	
Off Market Date		Associated Document Count	2
Search By Map		Tax ID	
VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Update Date	6/30/2010	Status Date	5/26/2010
HotSheet Date	6/30/2010	Price Date	6/30/2010
Input Date	5/26/2010 7:49:00 PM	Original Price	\$229,000
Days On Market	50	Price/ApxHtdArea	\$88.71

FEATURES

BASIC ROOMS	WATER HEATER	ROOF	HOW SHOW
Formal Living	Electric	Composition	Appt/LB
Formal Dining	HEAT/TYPE	CONSTRUCTION	Call Listing Agent
OTHER ROOMS	Electric	Siding	Tenant Occupied
Game Room	Central	Other	Call Listing Office
Enclosed/Porch	AIR CONDITIONING	EXTERIOR FEATURES	SCHOOLS
Flex Room	Electric	Covered Patio/Deck	Rogers ISD
KITCHEN	Central	Screen Porch	POSSESSION
U-Shape	INTERIOR FEATURES	Thermal Windows	Closing
Breakfast Bar	Smoke/Heat Alarm	TREES	TERMS
KIT/FEATURES	Blinds/Shades	Large Trees	Conventional
Garbage Disposal	Ceiling Fan	LEVEL	Cash
Refrigerator	FIREPLACE	2 Story or More	VA
Vent Hood	One	STYLE	FHA
Dishwasher	FLOORS	Traditional	GARAGE/CARPORT

FEATURES

Pantry
Electric Appliances

Carpet
Wood
FOUNDATION
Slab

GARAGE TYPE
Detached Carport
UTILITY
City Water
City Sewer

2 Car Carport
WATER/SEWER
City Water
Public Sewer

UTILITY AREA
Separate Room
Electric Dryer Connection
Washer Connection

FINANCIAL

Addendum THE HOME HAS A COMBO LOCK ON IT,PLEASE CALL FOR COMBO.

SOLD STATUS

How Sold
Closing Date
Selling Agent 1
Rate
Buy Points
Term
Sold Remarks

Contract Date
Sold Price
Selling Office 1
Points
Loan Amount
Square Feet
Concessions/Addendums

REMARKS

THIS CHARMING 4 BEDROOM HOME IS LOCATED ACROSS FROM ROGERS HIGH SCHOOL.IT OFFERS A FORMAL DINING AND LIVING ROOM WITH A SEPARATE DEN, A SCREENED PORCH, A DETACHED CARPORT WITH GAME ROOM, A WRAP AROUND PORCH ,EARTH TONE COLORS, AND TWO UNITS FOR HIGH EFFICIENCY. THIS HOME IS INVITING, ROOMY AND PERFECT FOR FAMILY AND ENTERTAINING. IT IS A MUST SEE !

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ALL FIELDS DETAIL


MLS #	88865	Bedrooms	2
Status	ACTIVE	Full Baths	1
Type	Single Family	Half Baths	0
Address	674 COUNTY ROAD 309	Living Areas	1 Area/Room
Address 2		Dining	Informal Only
City	ROCKDALE	Age	11-15
State	TX	Fireplace	No
Zip	76567	Garage Capacity	Two
Area	Milam County	Acreage	10+
Class	RESIDENTIAL	SchoolDist	Other
Asking Price	\$119,900		
Sale/Rent	For Sale		
IDX Include	No		

GENERAL

Agent	Roy Zingelmann - cell: (254) 493-7028	Listing Office 1	Z TEXAS REAL ESTATE-SALADO - OFFICE: (254) 947-9497
Listing Agent 2		Listing Office 2	
Subagent Code	0	Buyers Agent Code	3
VCR Y/N	Yes	Opt Day	
Expiration Date	12/23/2010	Owners Name	CATES, REBECCA DIANE
Occupant	VACANT	Occupant Phone	
Legal	A0070 CHAMBERS T J 10.404 ACRES	Subdivision	AVERAGE ROAD
Lot Size	10 ACRES	Approx Heated Area	748
Heated Area Source	MILAM COUNTY APPRAISAL	Builder	MILAM APP DISTRICT
Year Built	1999	Approx Acres	10.00
Total Annual Taxes	\$643	Property ID#	25330
Living Room Size	12 x 12	Living Room Comments	
Dining Room Size		Dining Room Comments	
Den Size		Den Comments	
Master Bedroom Size	13 x 13	Master Bedroom Comments	
Bedroom 2 Size	12 x 12	Bedroom 2 Comments	
Bedroom 3 Size		Bedroom 3 Comments	
Bedroom 4 Size		Bedroom 4 Comments	
Other Room		Zoning	
Water Source		Sign Y/N	Yes
Lockbox Location	FRONT DOOR	Lockbox #	COMBO CALL
Directions	FM 487 TO CR 303 , 1/2 MILE CR 309 LEFT ON CR309 APP 3/4 MILES PROPERTY ON LEFT	Internet Remarks	
Off Market Date		Associated Document Count	1
Search By Map		Tax ID	
VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Update Date	7/15/2010	Status Date	5/24/2010
HotSheet Date	6/1/2010	Price Date	6/1/2010
Input Date	5/24/2010 8:12:00 PM	Original Price	\$119,000
Days On Market	53	Price/ApxHtdArea	\$160.29

FEATURES

BASIC ROOMS	HEAT/TYPE	TREES	POSSESSION
Living Room	Electric	Large Trees	Closing
Living/Dining	Central	FENCE/TYPE	TERMS
KITCHEN	AIR CONDITIONING	Other	Conventional
Country	Electric	LEVEL	Cash
KIT/FEATURES	Central	1 Story	FHA
Refrigerator	FLOORS	STYLE	GARAGE/CARPORT
Vent Hood	Wood	Traditional	Detached Garage
Dishwasher	FOUNDATION	HOW SHOW	WATER/SEWER
Electric Appliances	Slab	Appt/LB	Septic
UTILITY AREA	ROOF	Call Listing Agent	DOCS ON FILE
Separate Room	Composition	Combo Lockbox	Survey
WATER HEATER	CONSTRUCTION	SCHOOLS	
Electric	Wood	Other	

FINANCIAL

Addendum This property has 10 acres with it and is located in the country.

SOLD STATUS

How Sold	Contract Date
Closing Date	Sold Price
Selling Agent 1	Selling Office 1
Rate	Points
Buy Points	Loan Amount
Term	Square Feet
Sold Remarks	Concessions/Addendums

REMARKS

COUNTRY WEEKEND RETREAT--- BUILD A NEW HOME--- HORSE OPERATION--- CATTLE OPERATION ---TAKE YOUR CHOICE. THE PROPERTY COMES WITH TEN ACRES , A NICE METAL BUILDING AND PEACE AND QUIET IN THE COUNTRY!

ADDITIONAL PICTURES



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ALL FIELDS DETAIL


MLS #	89026	Bedrooms	3
Status	ACTIVE	Full Baths	2
Type	Single Family	Half Baths	0
Address	3400 LAKECREST	Living Areas	1 Area/Room
Address 2		Dining	Informal Only
City	KILLEEN	Age	6-10
State	TX	Fireplace	No
Zip	76549-4505	Garage Capacity	Two
Area	Killeen	Acreage	None
Class	RESIDENTIAL	SchoolDist	Killeen
Asking Price	\$97,900		
Sale/Rent	For Sale		
IDX Include	No		

GENERAL

Agent	Roy Zingelmann - cell: (254) 493-7028	Listing Office 1	Z TEXAS REAL ESTATE-SALADO - OFFICE: (254) 947-9497
Listing Agent 2		Listing Office 2	
Subagent Code	0	Buyers Agent Code	3
VCR Y/N	Yes	Opt Day	
Expiration Date	9/30/2010	Owners Name	DEPARTMENT OF VETERANS AFFAIRS
Occupant	VACANT	Occupant Phone	
Legal	LAKECREST ADDITION PHASE FOUR, BLOCK 008, LOT 004	Subdivision	LAKECREST ADDITION
Lot Size	69 X 120	Approx Heated Area	1760
Heated Area Source	BCAD	Builder	UNKNOWN
Year Built	2003	Approx Acres	0.19
Total Annual Taxes	\$2640	Property ID#	239961
Living Room Size	14 X 22	Living Room Comments	
Dining Room Size		Dining Room Comments	
Den Size		Den Comments	
Master Bedroom Size	13 X 13	Master Bedroom Comments	
Bedroom 2 Size	11 X 11	Bedroom 2 Comments	
Bedroom 3 Size		Bedroom 3 Comments	11 X 10
Bedroom 4 Size		Bedroom 4 Comments	
Other Room		Zoning	
Water Source	CITY	Sign Y/N	Yes
Lockbox Location	FRONT DOOR	Lockbox #	COMBO/ CALL
Directions	Willowsprings RD, left on Watercrest, right on Lakecrest	Internet Remarks	
Off Market Date		Associated Document Count	1
Search By Map		Tax ID	
VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Update Date	7/2/2010	Status Date	6/7/2010
HotSheet Date	7/2/2010	Price Date	7/2/2010
Input Date	6/7/2010 10:38:00 AM	Original Price	\$100,900
Days On Market	38	Price/ApxHtdArea	\$55.63

FEATURES

BASIC ROOMS	HEAT/TYPE	CONSTRUCTION	SCHOOLS
Living Room	Electric	Brick	Other
Kitchen/Dining	Central	FENCE/TYPE	POSSESSION
KITCHEN	AIR CONDITIONING	Wood	Closing
U-Shape	Electric	LEVEL	TERMS
KIT/FEATURES	Central	1 Story	Conventional
Garbage Disposal	INTERIOR FEATURES	STYLE	Cash
Vent Hood	Ceiling Fan	Traditional	VA
Dishwasher	FIREPLACE	GARAGE TYPE	FHA
Pantry	None	Attached Garage	WATER/SEWER
UTILITY AREA	FLOORS	UTILITY	City Water
Separate Room	Carpet	City Water	SPECIAL
Electric Dryer Connection	Vinyl	City Sewer	Lender Owned
Washer Connection	FOUNDATION	HOW SHOW	As Is
WATER HEATER	Slab	Appt/LB	
Electric	ROOF	Call Listing Agent	

FEATURES

Composition

Combo Lockbox

FINANCIAL**Addendum**

BANK OF AMERICA PREQUAL
REQUIRED ON ALL OFFERS. FREE
APPRAISAL AND CREDIT REPORT
IF BUYER FINANCES WITH BOA
HOME LOANS. PLEASE ALLOW 2- 3
BUSINESS DAYS FOR SELLER
RESPONSE.

SOLD STATUS**How Sold****Closing Date****Selling Agent 1****Rate****Buy Points****Term****Sold Remarks****Contract Date****Sold Price****Selling Office 1****Points****Loan Amount****Square Feet****Concessions/Addendums****REMARKS**

THIS 3 BEDROOM 2 BATH IS IN THE POPULAR NORTHWEST AREA OF KILLEEN WITH EASY ACCESS TO THE BASE, COMMERCE, FAMILY EVENTS , RESTAURANTS AND ALL MAJOR AREAS OF KILLEEN FT HOOD. THE PROPERTY IS VACANT AND IN GOOD CONDITION. BANK OF AMERICA PREQUAL REQUIRED ON ALL OFFERS. FREE APPRAISAL AND CREDIT REPORT IF BUYER FINANCES WITH BOA HOME LOANS. PLEASE ALLOW 2- 3 BUSINESS DAYS FOR SELLER RESPONSE.

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ALL FIELDS DETAIL


MLS #	88743	Bedrooms	3
Status	ACTIVE	Full Baths	2
Type	Single Family	Half Baths	0
Address	2712 Blackburn	Living Areas	1 Area/Room
Address 2		Dining	Informal Only
City	Killeen	Age	6-10
State	TX	Fireplace	No
Zip	76543	Garage Capacity	Two
Area	Killeen	Acreage	None
Class	RESIDENTIAL	SchoolDist	Killeen
Asking Price	\$84,900		
Sale/Rent	For Sale		
IDX Include	No		

GENERAL

Agent	Roy Zingelmann - cell: (254) 493-7028	Listing Office 1	Z TEXAS REAL ESTATE-SALADO - OFFICE: (254) 947-9497
Listing Agent 2		Listing Office 2	
Subagent Code	0	Buyers Agent Code	3
VCR Y/N	Yes	Opt Day	
Expiration Date	9/26/2010	Owners Name	Dept of Veterans Affairs
Occupant	vacant	Occupant Phone	
Legal	Brookhaven Phase one, blk 001, lot 0021	Subdivision	Brookhaven
Lot Size	45x120	Approx Heated Area	1557
Heated Area Source	tax record	Builder	
Year Built	2002	Approx Acres	0.12
Total Annual Taxes	2554	Property ID#	206900
Living Room Size	20x15	Living Room Comments	
Dining Room Size		Dining Room Comments	
Den Size		Den Comments	
Master Bedroom Size	13x14	Master Bedroom Comments	
Bedroom 2 Size	11x11	Bedroom 2 Comments	
Bedroom 3 Size	12x11	Bedroom 3 Comments	
Bedroom 4 Size		Bedroom 4 Comments	
Other Room		Zoning	
Water Source		Sign Y/N	Yes
Lockbox Location	front door	Lockbox #	call for code
Directions	From Rancier go north on 38th(L) on Haven and (R) on Blackburn.	Internet Remarks	
Off Market Date		Associated Document Count	1
Search By Map		Tax ID	
VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Update Date	6/28/2010	Status Date	5/17/2010
HotSheet Date	6/28/2010	Price Date	6/28/2010
Input Date	5/17/2010 3:16:00 PM	Original Price	\$94,900
Days On Market	59	Price/ApxHtdArea	\$54.53

FEATURES

BASIC ROOMS	INTERIOR FEATURES	TREES	HOW SHOW
Living Room	Ceiling Fan	Young Trees	Appt/LB
KITCHEN	FLOORS	FENCE/TYPE	Call Listing Office
Eat In	Carpet	Wood	SCHOOLS
KIT/FEATURES	Vinyl	Chain Link	Other
Electric Appliances	FOUNDATION	Combination	POSSESSION
UTILITY AREA	Slab	LEVEL	Closing
Separate Room	ROOF	2 Story or More	TERMS
WATER HEATER	Composition	STYLE	Conventional
Electric	CONSTRUCTION	Traditional	Cash
HEAT/TYPE	Brick	GARAGE TYPE	VA
Electric		Attached Garage	FHA
AIR CONDITIONING		UTILITY	SPECIAL
Electric		City Water	Lender Owned
		City Sewer	

FINANCIAL

Addendum Bank of America pre-qual required on all offers. Free appraisal and credit report if buyer finances with BOA Home Loans. Please allow 2-3 business days for sellers response.

SOLD STATUS

How Sold	Contract Date
Closing Date	Sold Price
Selling Agent 1	Selling Office 1
Rate	Points
Buy Points	Loan Amount
Term	Square Feet
Sold Remarks	Concessions/Addendums

REMARKS

This 3/2/2 sits in a tree shaded area. The home offers a large family room and a great floor plan. The walk in closets offer lots of storage. Vacant and ready for new owners. Bank of America pre-qual required on all offers. Free appraisal and credit report if buyer finances with BOA Home Loans. Please allow 2-3 business days for sellers response.

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ALL FIELDS DETAIL



MLS #	86289	Coverage	Mostly Wooded
Status	ACTIVE	Acreage	0-10
Type	Improved/Unimproved Acr.	Financing	New Loan
Address	925 CR 205	Zoning	Agricultural
Address 2		SchoolDist	Other
City	Buckholts		
State	TX		
Zip	76518		
Area	Milam County		
Class	LAND		
Asking Price	\$40,000		
Sale/Rent	For Sale		
IDX Include	No		

GENERAL

Number of Acres	8.47	Price Per Acre	
Agent	Roy Zingelmann - cell: (254) 493-7028	Listing Office 1	Z TEXAS REAL ESTATE-SALADO - OFFICE: (254) 947-9497
Listing Agent 2		Listing Office 2	
Subagent Code	0	Buyers Agent Code	3
VCR Y/N	No	Owners Name	Eloise Rubac Nisayas
Owner Phone		Expiration Date	10/22/2010
Subdivision	none	Lot Size	8.47 AC
Lot/Block		Addition	
Legal	A0430 DE PENA J A 8.47 AC	Property ID#	21664
Living Quarters Size		Out Buildings	
Improves	Water meter	Directions	1.3 miles E past Buckholts Post office Hwy 190/36 R- Cr 205 cross RR tracks prop on curve left
Internet Remarks		Map	
Sign Y/N	Yes	Lockbox Location	none
Off Market Date		Associated Document Count	1
Search By Map		Tax ID	
VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Update Date	7/15/2010	Status Date	10/27/2009
HotSheet Date	7/6/2010	Price Date	7/6/2010
Input Date	10/27/2009 11:36:00 AM	Original Price	\$63,525
Days On Market	266		

FEATURES

CURRENT USAGE	ROAD FRONTAGE	GAME	RESTRICTIONS
Other	State/County	Dove	Mobile Home Allowed
TOPOGRAPHY	ROAD SURFACE	Squirrels	UTILITIES AVAILABLE
Level/Flat	Gravel	Other	Electricity
BARN/OUTBUILDINGS	SOIL TYPE	SELLER SUBDIVIDE	SEWER
Other	Mixed	No	Septic Required
EQUIPMENT	FENCING	LIVING QUARTERS	POSSESSION
No	Partial Fence	Unlivable House	Closing
MINERALS-SUBJECT TO		WATER	HOW SHOW
No Sir Res.		City/Meter Available	Show Anytime

FINANCIAL

Addendum OWNER WILL OWNER FINANCE

SOLD STATUS

How Sold	Contract Date
Closing Date	Sold Price
Selling Agent 1	Selling Office 1
Selling Agent 2	Selling Office 2
Rate	Points
Buy Points	Loan Amount
Term	Square Feet
Sold Remarks	Concessions/Addendums

REMARKS

(SELLER IS MOTIVATED). --MOBILE HOMES ALLOWED, CAMERON ISD, COUNTRY LIVING. EASY ACCESS TO TEMPLE, CAMERON, ROCKDALE, HEARNE. The property is heavily wooded and located in the country. This property would make an excellent weekend retreat or home building spot. The property is in the CAMERON ISD.

ADDITIONAL PICTURES



DISCLAIMER

The information contained in this document was obtained from the Homeowner, Official Governmental Records or other Third-Party Sources and has not been verified by the Temple-Belton Board of REALTORS or any of its Members. It is highly recommended that any prospective purchaser have an independent verification of any information presented herein before making a decision to purchase.