

Agent Report



Addr: 82 Beacon Bay **MLS #:** 904809
Status: SLD **Class:** Single Residential
Area: 1600 **Grid:** 553A6 **List Price:** \$74,520
Int.St./Dir: off I 35, exit Randolph Blvd, Beacon Bay on right
Subdivision: BRISTOL PLACE
City: San Antonio **Zip:** 78239-3106 **Type:** Single Family Detached
County: Bexar **CAN#:** 138080030820 **AdSf:** 1547
Legal: NCB 13808 Blk 3 Lot 82 Bristol Place **Block:** 3 **Lot:** 82
Lot Size: 0.08 **Lot Dimensions:** **Lease Expiration:**
Sch: North **BR:** 3 **Year Built:** 2003
Elem: East I.S.D **Royal** **FBaths:** 2 **HBaths:** 1
Middle: White Ed **Builder:** Bella Vista **Recent Rehab:** No
High: Roosevelt **Constr:** Pre-Owned **New Constr. Est. Completion:**

Level		Level		Utility Suppliers
Living Room	18X14	Primary Bedroom	13X12	Gas:
Dining Room	---	Primary Bedroom 2	---	Electric:
Family Room	---	Primary Bath	11X5	Garbage:
Kitchen	13X10	Bedroom 2	11X10	Water:
Breakfast	13X8	Bedroom 3	11X10	Sewer:
Utility	7X5	Bedroom 4	---	Other:
Entry Room	---	Bedroom 5	---	
Study/Office	---			

Level Key: 1-Main Level, 2-2nd Level, 3-3rd Level, W-Walkout Basement, B-Basement, U-Unknown

Taxed by Mltpl Counties: No **Financials** **Assessments** **Mand/Mult HOA:** Mandatory/No
Total Tax (W/O Exemptions): \$2,376.98 **PrTerms:** Conventional, FHA, Cash **HOA Name:** Bristol Forest S.A. Homeowners Association, Inc.
Tax Year: 2010 **Loan Info:** **HOA Fee / Freq / Trans Fee:** \$110 / Semi-Annually / \$100
Subdivision: BRISTOL PLACE **Click here for additional details**
Preferred Title Co.: Not Applicable **Neighborhood Amenities:** Park/Playground

Owner: HUD Case #495-678305 **SC/\$:** 0 **BC/\$:** 3 **Owner LREA/LREB:** No
List Agent: Jenny Bingham, 273032 (210) 710-5003 jbingham@remax.net; jbingh@remax.net **Occupancy:** Vacant
List Office: RE/MAX Northeast, RMNE00 (210) 590-5000 **Possession:** Closing/Funding
Ph to Show: 2102222227 **Lockbox Type:** **Showing Contact:** CSS **Bonus:**
Sub Agency
Allowed?:

AgentRmrks: HUD sample contract in docs. Co-agent Roland Gonzales 210-722-2725. Buyers agent must be present for all showings, inspections, appraisers, & turn off utilities. Bidding & submission procedures @ www.HUDHomestore.com. Go to homestelosfirst.com for more info. Home sold "as is". Seller will not make repairs. FHA insurable w/repairs escrow
Remarks: May be eligible for FHA \$100 down payment. Great opportunity for 1st time home buyer. Home features large living area, spacious kitchen, & a great open floor plan. Covered patio w/ backyard backing up to green belt. 3 bedroom, 2.5 bathroom home close to everything-unbelievable location. Community is very convenient to Forum shopping center, Rolling Oaks Mall, Randolph AFB, Ft.Sam Houston, & hospitals.

Style: Two Story, Traditional **Garage Parking:** One Car Garage **Additional/Other Parking:**
Ext: Brick, Vinyl **Roof:** Composition **Pri BR:** Upstairs, Walk-In Closet, Ceiling Fan, Full Bath
Fndtn: Slab **Wdw:** All Remain **Pri Bth:** Tub/Shower Separate, Single Vanity
Interior: One Living Area, Eat-In Kitchen, Utility Room Inside, All Bedrooms Upstairs, 1st Floor Lvl/No Steps, Cable TV Available
Inclusions: Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Disposal, Ice Maker Connection, Smoke Alarm, Electric Water Heater, Solid Counter Tops
Exterior Fea: Patio Slab, Covered Patio, Privacy Fence **Frp1:** Not Applicable
Wat/Swr: Water System, Sewer **Floor:** Carpeting, Linoleum **Air Cond:** One Central
Heating: Central **Ht Fuel:** Electric **Misc:** HUD Home, Virtual Tour
Pool/SPA: None **Lot Impv:** Street Paved, Curbs, Sidewalks, Streetlights
Lot Des: Less than 1/4 Acre **Senior Community:**
Accessible/Adaptive: First Floor Bath **Other Structures:**
Green: Features - none / Certification - none / Energy Efficiency - none

Contingent Info: **DOM/CDOM:** 87/ 87 **Sold Price:** \$74,520
Contract Date: 10/13/2011 **Sale Trms:** Conventional **Sell Points:** **SQFT/Acre:**
Closing Date: 12/01/2011 **Sell Concess:** 0
 Concessions in the MLS are negotiable between the buyer and seller, without conditions tied to payment to a cooperating buyer broker. Listed amounts are non-binding, with the seller solely deciding the contribution towards the buyer's expenses during negotiations
Sold Price per SQFT: \$48.17
Sell Ofc: Keller Williams City-View **Selling Agent:** Doc Stephens **Source SQFT Acre:**