



BEDROOMS: 3
BATHS: 3
1/2 BATHS: 0
EST YEAR BUILT: 2005
EST SQFT: 2404
STORIES: 1
HANDICAP ACCESSIBLE: No

UNIT/SUITE #:
AREA: Edinburg
SUBDIVISION: MGM Grand Ranches
COUNTY: Hidalgo
SCHOOL DISTRICT: Edinburg ISD
ELEMENTARY SCHOOL: Gorena
MIDDLE SCHOOL: Harwell
HIGH SCHOOL: Edinburg H.S.

LOT DIMENSIONS: Irregular
GRID (IE:###A#): 220B6
BASE TAXES: 4420

LOT SQFT: 21800
TAX GEO ID : M3849-01-000-0044-00
TAX YEAR: 15 **HOA:** Yes

ACREAGE: 0.5005
HOA FEES: none

MOBILE HOME SERIAL #:
MOBILE HOME WIDTH:

OWN LOT: Yes
MOBILE HOME LENGTH:

MAID QTRS: No
FOYER: No
SQFT SOURCE: HCAD

LIVING AREAS: 1
LAUNDRY: Room
YEAR BUILT SOURCE: HCAD

DINING AREAS: 1

NON-CONVEYANCES: refrigerator, washer and dryer

GARAGESPC: 2
CRPRT SPC: 0
GOLF CART: No

TYPE: Attached
TYPE:

ENTRY: Side
ENTRY:

DETAILS: Two Cars, Side Entry
DETAILS: No Carport
DETAILS: No Pool

POOL/PVT: No

FOUNDATION: Basement

MASTER SUITE: Double Vanity, Garden Tub, Separate Shower, Walk-in Closet(s)

ROOF: Composition Shingle

INTERIOR FEATURES: Ceiling Fans, Other

EXTERIOR SIDING: Brick Veneer

SPECIAL FEATURES: Security System, Smoke Detectors

HVAC SYSTEM: Central, Electric

ENERGY FEATURES: Double Pane Windows, Solar Screens, Other

EXTERIOR FEATURES: Patio Slab, Storage Building, Sprinkler System

WATER SYSTEM: Electric, Water Heater

LOCATION FEATURES: None

WATER/SEWER: Public Water, Septic

COMMUNITY AMENITIES: Homeowners Association

FLOORING: Ceramic Tile

FENCE TYPE: Wood

KITCHEN COUNTERTOPS: Granite

STREET SURFACE: Paved

CONVEYING APPLIANCES: Stove/Range-Electric Smooth

WINDOW COVERINGS: Mini Blinds

DIRECTIONS: East on 107, South on Alamo Rd, east on Glamour to Star

LEGAL DESCRIPTION: MGM GRAND RANCHES PH 1 LOT 44

REMARKS: Gorgeous curb appeal with white columns and a traditional style. Landscaping in front and backyard is inviting and a long driveway allows for plenty of room for guests. This home features a sitting area large enough for an office space in the master bedroom, a formal dining area, granite countertops, and a spacious living area. The backyard has a 12x12 storage building designed to match the home and a large approx. 1/2 acre lot. Plenty of space to relax. All tile with extra insulation in attic, and there is an extra storage room in the garage. 1 yr old water heater.

AGENT REMARKS: Use Showing manager and text listing agent for showing approval. Give at least half a days notice. As per seller lot information is 95th(front), 110.47(back) and 213ft length of both sides.Living sqft is based on HCAD information.

SELLER 1: Leopoldo Saenz

SELLER 2: Ruby Saenz

ESCROW (USE \$ OR %): 2000

TITLE COMPANY (PREFERRED): Edwards Abstract and Titl

REO: No

RELOCATION: No

SHORT SALE: No

CSO: 2%

VAR COMM: No

AGREEMENT TYPE: Exclusive Right to Sell

SHOWING INSTRUCTIONS: Call LO/LA, Owner Occupied, Use Showing Manager

PROPOSED TERMS: Cash, Conventional, FHA, VA

POSSESSION: Closing & Funding

LIST DATE: **CONTRACT DATE:**

ORIGINAL LIST PRICE: \$229,000

DAYS ON MARKET: 89

DISPLAY ON INTERNET: Yes

DISPLAY ADDRESS: Yes

ALLOW AVM: No

ALLOW COMMENTS: Yes

DESIGNATED BROKER LICENSE #: 9002413

LICENSED SUPERVISOR: Dendea Balli

Office Name: HomeSmart RGV (#:793)

Listing Agent: Rachel J. Olague (#:45)

Mail Address 1: 1528 W. Dove Avenue

Agent Email: RachelSellsHomes@hsrqv.com **Contact #:** (956) 207-0301

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Mail State: TX

Mail Zip Code: 78504

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