

Agent Report



Addr: 1183 Catnip
Status: **Active**
Area: 2611
Int.St./Dir: From Loop 337 (Rueckle Road) exit Hwy 46 (Boerne / New Braunfels) and turn LFT. From Hwy 46 W, continue for approx. 7 miles to Bordeaux Ln. RHT on Bordeaux Ln and then make the next RHT at Vale Ct. The Sales Center is on the RHT at 581 Vale Ct.
Subdivision: THE GROVES AT VINTAGE OAKS (Common) / THE GROVE (Legal)
City: New Braunfels **Zip:** 78132
County: Comal **CAN#:** 560163280500
Block: 1
Legal: VINTAGE OAKS AT THE VINEYARD 29, LOT 56
Lot Size: 0.21
Sch: New Braunfels
Elem: Veramendi
Middle: Oak Run School
High: New Braunfel
Class: RE
Grid:
List Price: \$774,900
Type: SFD
AdSf: 3014
Lot: 57
Currently Leased:
Lease Expiration:
BR: 4
FBaths: 3
Builder: PERRY HOMES
Year Built: 2022
HBaths: 0
Recent Rehab:
Constr: New

Level			Level			Utility Suppliers	
Living Room	---		Master Bedroom	22X14	1	Gas:	
Dining Room	---		Master Bedroom 2	---		Electric:	
Family Room	24X16	1	Master Bath	15X12	1	Garbage:	
Kitchen	24X12	1	Bedroom 2	12X11	1	Water:	
Breakfast	14X12	1	Bedroom 3	14X12	1	Sewer:	
Utility	12X6	1	Bedroom 4	13X12	1	Other:	
Entry Room	24X6	1	Bedroom 5	---			
Study/Office	---						

Other Rooms: Game Room (18 X 13, Level 1);

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

Taxed by Mitpl Counties: No	Financials	Assessments	Mand/Mult HOA: Mandatory/No
Total Tax (W/O Exemptions): \$1.70	PrTerms: Conventional, FHA, VA, Cash	HOA Name: MY NEIGHBORHOOD	
Tax Year: 2022	Loan Info:	HOA Fee / Freq / Trans Fee: \$700 / Annually / \$1,000	
		Click here for additional details	
Subdivision: THE GROVES AT VINTAGE OAKS (Common) / THE GROVE (Legal)		Neighborhood Amenities: Pool, Tennis, Clubhouse, Park/Playground, Jogging Trails	
Preferred Title Co.: NOT APPLICABLE			
Owner: PERRY HOMES		SC/\$: 0% BC/\$: 3%	Owner LREA/LREB: Yes
List Agent: Robert Moore	542317	(800) 247-3779	Occupancy: Vacant
List Office: Perry Development Management	PRYD00	(800) 247-3779	Possession: Closing/Funding
Ph to Show: 830-606-1680	Lockbox Type: None	Showing Contact: Office	Bonus: 3000

AgentRmrks: Check with our sales professional for buyer incentive details. Perry Homes New Construction offers Express Limited Warranty which includes a two-year workmanship warranty and a ten-year structural warranty. For more information on our inventory please contact a Perry Homes Sales Professional at 830-606-1680.

Remarks: PERRY HOMES NEW CONSTRUCTION! Welcoming entry leads past utility room to kitchen area. Spacious family room with wall of windows. Island kitchen with built-in seating space opens to dining area. Primary bedroom with 12-foot ceiling and wall of windows. Primary bath features dual vanities, garden tub, separate glass enclosed shower and two walk-in closets. Game room with french doors just off the family room. Secondary bedrooms and a hollywood bathroom completes the spacious design. Covered backyard pati... (text truncated for print)

Style: One Story, Traditional	Garage Parking: Three Car Garage, Attached	Additional/Other Parking:
Ext: Brick, Stone/Rock	Roof: Composition	Mst BR: Walk-In Closet, Multi-Closets, Ceiling Fan, Full Bath
Fndtn: Slab	Wdw: None Remain	Mst Bth: Tub/Shower Separate, Double Vanity, Garden Tub
Interior: Two Living Areas, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Office, Game Room, Utility Room Inside, High Ceilings, Open Floor Plan, Guest Suite, Pull Down Storage, Cable TV Available, High Speed Internet, Walk in Closets		
Inclusions: Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Gas Cooking, Disposal, Dishwasher, Smoke Alarm, Gas Water Heater, Garage Door Opener, Plumb for Water Softener, Carbon Monoxide Detector		
Exterior Fea: Covered Patio, Privacy Fence, Sprinkler System, Double Pane Windows, Has Gutters		
Wat/Swr: City, Other	Floor: Carpeting, Ceramic Tile	Frpl: One, Gas Starter
Heating: Central	Ht Fuel: Natural Gas	Air Cond: Two Central, Zoned
Pool/SPA: None		Misc: Builder 10-Year Warranty, Taxes Not Assessed, Under Construction, No City Tax, Additional Bldr Warranty
		Lot Impv: Street Paved, Street Gutters, Fire Hydrant w/in 500'

Lot Des: On Greenbelt, Less than 1/4 Acre

Accessible/Adaptive: Low Pile Carpet, Level Lot, Level Drive, First Floor Bath, Full Bath/Bed on 1st Flr, First Floor Bedroom, Stall Shower
Green: **Features** - Low Flow Commode / **Certification** - HERS Rated, HERS 0-85 / **Energy Efficiency** - Tankless Water Heater, 16+ SEER AC, Programmable Thermostat, Double Pane Windows, Energy Star Appliances, Radiant Barrier, Low E Windows, High Efficiency Water Heater, Ceiling Fans

Contingent Info:	DOM/CDOM: 140/ 140	Sold Price:
Contract Date:	Sale Trms:	SQFT/Acre:

Closing Date:
Sell Ofc:

Sell Concess: -
Selling Agent:

Price per SQFT: \$257.10
Source SQFT Acre:

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon.***Copyright 2022 by SAN ANTONIO BOARD OF REALTORS***

Prepared By: Julieanna Cline, GRI | Coldwell Banker D'Ann Harper | Cell: (210) 771-2813 | 08/29/2022 01:22 PM