

BROKER'S PRICE OPINION - FORM 201
SUBJECT PROPERTY INFORMATION

Client Name: Premier Money Source, Inc.	Borrower's Name: Timothy Williams	Loan Number: 002214	
Street Address: 14106 Rosebriar Glen Court	City: Rosharon	State: TX	Zip Code: 77583
Ownership Type: FS			

SUBJECT PROPERTY MARKET PRICES

Estimated Market Time:	(90 days)		(90 days)		(30 days)		(90 days)	
Suggested List Price:	As Is List	\$ 407,000	As Repaired List	\$ 407,000	Quick Sale	\$ 398,000	Land	\$ 62,000
Suggested List Price:	As Is Sale	\$ 405,000	As Repaired Sale	\$ 405,000	Quick Sale	\$ 396,000	Land	\$ 62,000

SUBJECT PROPERTY ITEMIZED REPAIRS

Title	Description	Cost
Repair 1		\$ 0
Repair 2		\$ 0
Repair 3		\$ 0
Repair 4		\$ 0
Repair 5		\$ 0
Estimated Total		\$ 0

SUBJECT PROPERTY REPAIRS

Lender Required Property Repairs:	\$ 0	Contribution of Value:	\$ 0
Explain Required Repairs:			

SUBJECT PROPERTY CHARACTERISTICS

Type: Single Family Residential	Condition: Avg	Square Feet: 3022
Bedroom: 5	Bathroom: 3 1/2	Garage: 2 Att
Year Built: 2020	Lot Size: 8346 SqFt	Basement: No
APN#: 7802-0182-007	Has the subject property been listed in the last 12 months? No	
Previous List Price: \$ 0	Previous DOM: N/A	Is the subject property currently listed? No
Current List Price: \$ 0	Current DOM: N/A	Population Density: Suburban

SUBJECT PROPERTY COMMENTS

The property is currently unoccupied. From an external perspective, it seems to be in average condition, displaying normal signs of wear and tear consistent with its age and the surrounding neighborhood. The gas and electricity services are inactive, as indicated by the secured meters upon visual inspection. No notable concerns were observed during the external assessment, affirming the property's positive marketability. It is in satisfactory move-in condition and can be sold in its present state.

Property Status

Vacant:	Yes	Vandalized:	No	Locked/Secured:	Yes	Winterized:	Unknown
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COMPARABLE SALE INFORMATION (★ indicates the comparable considered most similar in value to subject)

Property Address	Ownership Type	Type	Cond	Prox	Sq.Ft	BR	Bath	Lot Sz	Garage	Basement	Year	LP	SP	Sale Date	\$ PSF	DOM
13210 SPICEWOOD HARBOR COURT ROSHARON	FS	SFR-Det	Avg	0.8 Mi	3032	5	4	6229 SqFt	2 Att	No	2016	379,990	379,990	2023-08-16	125	276
4518 BARNSTONE RIDGE LANE ROSHARON (★)	FS	SFR-Det	Avg	0.6 Mi	3032	4	3 1/2	7392 SqFt	2 Att	No	2017	399,000	399,000	2023-04-13	132	110
13706 STURCOMBE GLEN TRAIL ROSHARON	FS	SFR-Det	Avg	0.8 Mi	3638	4	1	9026 SqFt	3 Att	No	2022	525,000	517,000	2023-09-08	142	19
1. Comments: Welcome to 13210 Spicewood Harbor Ct. When you step into this stunning spacious 2 story home you will find 5 bedrooms with 2 of the bedrooms downstairs and 4 full bath home that is perfect for all and/or entertaining. You need to work from home													MLS# 12344538	Sale Type: CV		
2. Comments: Nestled on a quiet cul-de-sac, this spacious home has it all! Soaring high ceilings welcome you in, and you'll love that this home has a bedroom and full bath down in addition to the Primary suite. The open concept kitchen boasts plenty of natural li													MLS# 69359322	Sale Type: CV		
3. Comments: A remarkable 2-story residence in the picturesque community of Lakes of Savannah. This 5bed/4bth home offers exceptional features. The first floor features beautiful white tile flooring throughout the main living areas, exuding a clean and modern.													MLS# 14429266	Sale Type: CV		

ACTIVE COMPARABLE SALE (★ indicates the comparable considered most similar in value to subject)

Property Address	Ownership Type	Type	Cond	Prox	Sq. Ft	BR	Bath	Lot Sz	Gar	Basement	Year	Orig LP	Curr LP	\$ PSF	DOM
4911 GINGERWOOD TRACE LANE ROSHARON	FS	SFR-Det	Avg	0.4 Mi	2557	3	2 1/2	7148 SqFt	2 Att	No	2018	429,000	379,000	148	21
4819 TIMBER GATE COURT ROSHARON (★)	FS	SFR-Det	Avg	0.3 Mi	3002	4	2 1/2	7383 SqFt	2 Att	No	2020	400,000	385,000	128	168
5007 DUNSTABLE MANOR ROSHARON	FS	SFR-Det	Avg	0.2 Mi	2668	5	3 1/2	7970 SqFt	2 Att	No	2022	400,000	400,000	150	14
1. Comments: Beautiful home built by M-I Homes. The Bowers plan offers sophistication and flexibility, allowing you to create an elegant home that fits your needs - whether you enjoy casual entertaining or a more formal environment. The single-story design boasts													MLS# 70788960		
2. Comments: Welcome to 4819 Timber Gate! A stunning 3 year old home that exudes charm and modern elegance. This spacious 4 bedroom home is perfect for someone who values comfort, style, and functionality. As you step inside, you are welcomed by a spacious foyer.													MLS# 54148158		
3. Comments: Bathroom Desc: Half Bath, Primary Bath: Double Sinks, Primary Bath: Separate Shower, Primary Bath: Soaking Tub Bedroom Desc: En-Suite Bath, Primary Bed - 1st Floor, Walk-In Closet Room Desc: Gameroom Up, Home Office/Study, Kitchen/Dining Combo, Livin													MLS# 66877403		

NEIGHBORHOOD DATA

Management Co Name: FIRST RESIDENTIAL	Management Co Phone: 713-392-1122	Rental Market: Lease potential (monthly): \$ 3,000
Neighborhood Trend: Stable	Neighborhood Trend Rate (monthly %): 0	Comparable Sales: 60 Days
Comparable Listing: 60 Days		

There is new construction nearby:	Yes	Price Range:	\$ 250,000 - \$ 560,000	Distance from Subject: 6-10 miles Describe neighborhood factors that would detract from property: The neighborhood is well-maintained and sought after, reflecting positive market perception. Current market conditions are stable and shouldn't adversely affect the property's sale. There's no ongoing REO trend in the neighborhood at present.
Number of similar listings within 1 mile:	1-5	Price Range:	\$ 250,000 - \$ 560,000	
There is REO competition in the area:	No	Price Range:	\$ 0 - \$ 0	
Property Taxes are Current:	No	Amount:	\$ 0	
Mello-Roos/Special Assesment Property:	No	Amount:	\$ 0	
Special Assessments/Homeowner Dues:	No	Amount:	\$ 0	

LISTING AGENT INFORMATION

Name: N/A	Firm Name: N/A	Phone Number: N/A	Subject MLS: N/A
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BPO PREPARATION

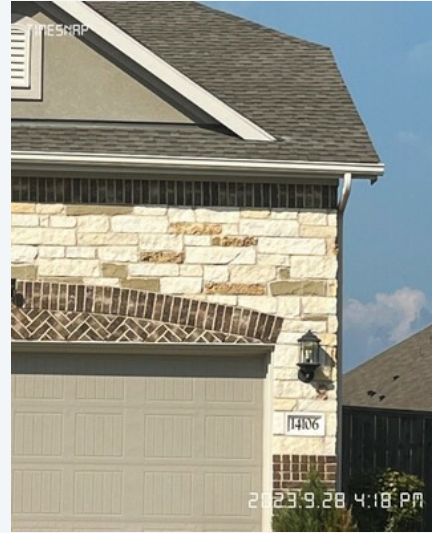
Broker Firm Name: NeighborHOOD & Commercial REO Real estate Services, LLC	Preparer: Ronald Hood	Phone Number: 281-690-8110
Broker Tax ID#: 47-2692011	Inspection Date: 2023-09-28	Report Date: 2023-09-29
Office proximity to subject: 8 Mi	Explain if more than 40 miles: N/A	

SUBJECT PHOTOS

Front



House Number



Side



Street



COMPARABLE PHOTOS

Sale 1



Sale 2



Sale 3



Listing 1



Listing 2



Listing 3



SUBJECT MAP



LISTING LEGEND AND INFORMATION	STREET ADDRESS	ZIP CODE	PROXIMITY
SUBJECT PROPERTY	14106 Rosebriar Glen Court	77583	0 MI
COMPARABLE SALE 1	13210 SPICEWOOD HARBOR COURT	77583	0.8 Mi
COMPARABLE SALE 2	4518 BARNSTONE RIDGE LANE	77583	0.6 Mi
COMPARABLE SALE 3	13706 STURCOMBE GLEN TRAIL	77583	0.8 Mi
COMPARABLE LISTING 1	4911 GINGERWOOD TRACE LANE	77583	0.4 Mi
COMPARABLE LISTING 2	4819 TIMBER GATE COURT	77583	0.3 Mi
COMPARABLE LISTING 3	5007 DUNSTABLE MANOR	77583	0.2 Mi



Single-Family **Sold**

ML#: **12344538** List Price: **\$379,990** ↓
 Address: **[13210 Spicewood Harbor Court](#)** Orig Price: **\$455,000**

Area: **5** LP/SF: **\$125.33**
 Tax Acc #: **[6069-9001-003](#)** DOM: **276**
 City/Location: **Rosharon** Zip Code: **77583-0438**
 County: **Brazoria** Bedrooms: **5/5**
 Market Area: **Alvin North** Baths F/H: **4/0**
 Subdivision: **Lakes of Savannah Laurel Heights** Section #: **9**
 SqFt: **3,032 / Appr Dist** Year Built: **2016 / Appr Dist**
 Lot Size: **6,229 / Appr Dist** Lot Value: **No**
 Master Planned: **Yes/Lakes of Savannah** Lease Also: **No**
 Legal Desc: **LAUREL HEIGHTS AT SAVANNAH SEC 9 (A0302 HT&BRR) BLK 1 LOT 3**

Directions: **From HWY 288 exit County Rd 58, turn right onto Laurel Heights, turn right onto Harbor Sham, turn right onto Lansdown, turn left onto Spicewood Harbor Ct , Your new home will be on the left!**

Listing Office Information

List Agent: ZINAB/Zina L. Broussard	List Broker: RELM03/REALM Real Estate Professional
Agent Cell:	Request an Appointment
Agent Phone: 832-282-7653	Appt #: 713-930-0427 / ShowingSmart Call Center (HAR)
Address: 14090 Southwest Frwy Ste 102, Sugar Land TX 77478	Office Phone: 281-690-5900
Alt Phone:	PM #: 832-282-7653
List Agent Web: http://www.har.com/zinabroussard	Fax #: 281-690-5824
Agent Email: zinabroussard@hotmail.com	Office Web:
Licensed Supervisor: Cecilla Garcia	

School Information

School District: 3 - Alvin	Elem: POMONA ELEMENTARY SCHOOL
Middle: RODEO PALMS JUNIOR HIGH SCHOOL	High: MANVEL HIGH SCHOOL
2nd Middle:	

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

Description Information

Style: Contemporary/Modern	# Stories: 2	Bedrooms: 5/5
Type: Free Standing	Complete Date:	Baths F/H: 4/0
New Constr.: No	Appx Complete:	Builder Nm:
Lot Dim:	Acres: .143 / 0 Up To 1/4 Acre	

Frnt. Door Faces: Access: LP/Lot SF **\$61.00**
 Gar/Car: **Auto Garage Door Opener** Garage: **2/Attached Garage** Carport:
 Showing **Appointment Required, Controlled Access, No Supra Keybox** Key Map:

Instruct:
 Agent Remarks:
Bring all offers! Thank you for showing. Please leave a business card and provide feedback. Please submit approval letter with offer. Please note that all measurements are approximate. Buyer and buyers agent should verify. Contact Listing Agent for Title Company information. Sellers are Rodney T Carter & Lamika L Carter. **NO EXISTING SURVEY Buyer to obtain a new survey at Buyer's expense. Submit all offers to ZinaBroussard@gmail.com and send a text once submitted.**

Physical Property Description:
Welcome to 13210 Spicewood Harbor Ct. When you step into this stunning spacious 2 story home you will find 5 bedrooms with 2 of the bedrooms downstairs and 4 full bath home that is perfect for all and/or entertaining. You need to work from home perfect there is a Home Office / study. This home is located in the beautiful Lakes of Savannah Subdivision on a cozy Cul-De-Sac. Large open kitchen, center island and a breakfast bar, gas cooktop, and granite countertops. Primary Retreat has plenty of room and the spacious primary bathroom is equipped with a separate shower, garden tub, dual vanities and a walk-in closet. Upstairs has 3 bedrooms with a Jack & Jill bath & a large game room. Texas sized backyard with a covered patio. Lakes of Savannah offers amenities such as the recreational facilities, clubhouse, and courtesy patrol. A must see!

Rooms Information

<u>Room</u>	<u>Dimensions</u>	<u>Location</u>	<u>Room</u>	<u>Dimensions</u>	<u>Location</u>
Primary Bedroom	14 x 16	1st	Bedroom	10 x 11	1st
Bedroom	11 x 13	2nd	Bedroom	11 x 12	2nd
Family	14 x 16	1st	Home Office/Study	11 x 12	1st
Kitchen	11 x 14	1st	Breakfast	10 x 10	1st
Bedroom	11 x 12	2nd			

Bathroom Desc: **Primary Bath: Double Sinks, Primary Bath: Separate Shower, Primary Bath: Soaking Tub**
 Bedroom Desc: **Primary Bed - 1st Floor**
 Room Desc: **1 Living Area, Breakfast Room, Gameroom Up, Home Office/Study, Living Area - 1st Floor**
 Kitchen Desc: **Kitchen open to Family Room**

Interior, Exterior, Utilities and Additional Information

Microwave:	Yes	Dishwasher:	Yes	Compactor:	No	Disposal:	Yes
Fireplace:				Utility Dist:	Yes	Sep Ice Mkr:	No
Connect:	Electric Dryer Connections			Range:	Gas Cooktop		
Energy:				Flooring:	Carpet, Laminate, Tile		
Oven:	Gas Oven			Foundation:	Slab		
Green/Energy Cert:				Countertops:			
Roof:	Composition			Prvt Pool:	No		
Interior:	Alarm System - Leased			Area Pool:	Yes		
Exterior Constr:	Brick, Cement Board, Stone			Waterfront Feat:			
Exterior:	Back Yard, Back Yard Fenced, Covered Patio/Deck, Fully Fenced			Water/Sewer:	Water District		
Lot Description:	Subdivision Lot			Cool:	Central Electric		
Heat:	Central Gas			Golf Course Nm:			
St Surf:	Concrete, Curbs			Exclusions:			
Restrictions:	Deed Restrictions						
Disclosures:	Mud, Sellers Disclosure						
55+ Community:	No			City/ETJ:	PEARLAND ETJ		
Sub Lake Access:							
Mgmt Co./HOA Name:	Yes / First Service Residential / 713-932-1122			List Type:	Exclusive Right to Sell/Lease		
List Date:	09/15/2022	Expire Date:		T/Date:		Bonus End:	
Comp: SubAgt:	3%	Buyer Agent:	3%	Bonus:	\$2000 BTSA	Var/Dual Rt:	No

Financial Information

Finance Cnsdr:	Cash Sale, Conventional, FHA			Vac Rental:	Not Allowed		
Ownership Type:	Full Ownership			Maint Includes:	Clubhouse, Recreational Facilities		
Maint. Fee:	Mandatory/\$900/Annually			Exemptions:	Homestead,,,,,,,,,,,,,		
Other Mand Fee:	Yes/275/transfer fee			Tax Rate:	3.3694		
Taxes w/o Exemptions:	\$10,038/2021			Online Bidding:			
Loss Mitigation:	No	Auction:					

Pending Information

Pending Date:	07/10/2023	Est Close Dt:		OPT End:	
Sell Agent:	Cynthia Allen (CAAllen)		Sell Broker:	Word Realty (WORD01)	
TREC #:					
Sell Team					
Name:					
Contingent on Sale of Other Property:					

Sold Information

Sale Price:	\$379,990	Close Date:	08/16/2023	CoOp:	Yes	SP/LP #:	1.00
SP\$/SF:	\$125.33	Days to Close:	37	Terms:	FHA		
Seller Contribution to Buyer Costs:	\$12,000			Repair/Actual Pd:	\$0	Title Pd By:	Seller





Single-Family

Sold

ML#: **69359322** List Price: **\$399,000**
 Address: **4518 Barnstone Ridge Lane** Orig Price: **\$399,000**
 Area: **5** LP/SF: **\$131.6**
 Tax Acc #: **6069-8001-017** DOM: **25 / 110**
 City/Location: **Rosharon** Zip Code: **77583-0377**
 County: **Brazoria** Bedrooms: **4/**
 Market Area: **Alvin North** Baths F/H: **3/1**
 Subdivision: **Laurel Heights At Savannah** Section #: **8**
 Sec **Sec** Year Built: **2017 / Appr Dist**
 SqFt: **3,032 / Appr Dist** Lot Value: **No**
 Lot Size: **7,392 / Appr Dist** Lease Also: **No**
 Master Planned: **Yes/Lakes of Savannah**
 Legal Desc: **LAUREL HEIGHTS AT SAVANNAH SEC 8 (A0302 HT&BRR) BLK 1 LOT 17**

Directions: **From 288 South, take the County Dr 58 exit, turn right onto Croix Rd, turn right onto Laurel Heights Dr, turn right onto Lansdown St. Take a left on Redwood Trail Ln, then a left onto Barnstone Ridge Ln. Your new home will be on the right!**

Listing Office Information

Listing Team: **(205288835) Found Realty Group**
 List Agent: **ckinsler/Cindy Kinsler** List Broker: **EXPD01/eXp Realty, LLC**
 Agent Cell: **Request an Appointment**
 Agent Phone: **281-508-9461** Appt #: **713-977-7469 / ShowingTime**
 List Team Name: **Found Realty Group**
 Address: **One Riverway, Ste. 1700, Houston TX 77056** Office Phone: **888-519-7431**
 List Agent Web: **https://www.exp Realty.com** Fax #:
 Agent Email: **cindy@foundrealtyhouston.com**
 Licensed Supervisor: Office Web: **https://www.exp Realty.com**

School Information

School District: **3 - Alvin** Elem: **POMONA ELEMENTARY SCHOOL**
 Middle: **RODEO PALMS JUNIOR HIGH SCHOOL** High: **MANVEL HIGH SCHOOL**
 2nd Middle:

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

Description Information

Style: **Traditional** # Stories: **2** Bedrooms: **4/**
 Type: **Free Standing** Complete Date: Baths F/H: **3/1**
 New Constr.: **No** Appx Complete: Builder Nm: **Lennar Homes**
 Lot Dim: Acres: **.17 / 0 Up To 1/4 Acre**
 Frt. Door Faces: **East** Access: LP/Lot SF: **\$53.98**
 Gar/Car: Garage: **2/Attached Garage** Carport:
 Showing **Accompany, Appointment Required, Request Online Appointment, Supra** Key Map:
 Instruct: **Keybox**
 Agent Remarks:

All room measurements should be verified by Buyer. Sellers will be keeping the existing alarm system equipment and cameras. No existing survey. Contact listing agent for preferred title company information. Please include pre-approval letter or proof of funds with all offers and email to cindy@foundrealtyhouston.com Thank you for showing!

Physical Property Description:

Nestled on a quiet cul-de-sac, this spacious home has it all! Soaring high ceilings welcome you in, and you'll love that this home has a bedroom and full bath down in addition to the Primary suite. The open concept kitchen boasts plenty of natural light, stainless steel appliances, and is pre-wired for under cabinet lighting. The formal dining room is perfect for hosting special occasions and entertaining. Upstairs, you'll find a spacious game room, and a media room pre-wired for sound that has been used as a 5th bedroom and office. At the end of the day, you have space to relax and enjoy the outdoors on the front porch or backyard covered patio. Upgrades include beautiful LVP flooring throughout 1st floor main areas and primary bedroom, wainscoting to half bath, and epoxy flooring in garage! And don't forget the extra storage room beneath the stairs, and custom accent wall in the living room - all amazing features that make this home stand out from the rest! Come see this home today!

Rooms Information					
Room	Dimensions	Location	Room	Dimensions	Location
Primary Bedroom	16'4" x 15'0"	1st	Bedroom	9'0" x 12'4"	1st
Bedroom	11'2" x 13'0"	2nd	Bedroom	11'6" x 13'0"	2nd
Game Room	16'4" x 15'0"	2nd	Extra Room	11 x 15	2nd
Kitchen	13'5" x 12'3"	1st	Living Room	18'6" x 14'3"	1st
Dining Room	11'0" x 12'3"	1st			

Bathroom Desc: **Half Bath, Primary Bath: Double Sinks, Primary Bath: Separate Shower, Primary Bath: Soaking Tub, Secondary Bath(s): Tub/Shower Combo**

Bedroom Desc: **1 Bedroom Down - Not Primary BR, En-Suite Bath, Primary Bed - 1st Floor, Walk-In Closet**

Room Desc: **1 Living Area, Breakfast Room, Formal Dining, Gameroom Up, Home Office/Study, Living Area - 1st Floor, Media, Utility Room in House**

Kitchen Desc: **Island w/o Cooktop, Kitchen open to Family Room, Pantry**

Interior, Exterior, Utilities and Additional Information							
Microwave:	Yes	Dishwasher:	Yes	Compactor:	No	Disposal:	Yes
Fireplace:				Utility Dist:	Yes	Sep Ice Mkr:	
Connect:	Electric Dryer Connections			Range:	Gas Range		
Energy:				Flooring:	Carpet, Tile, Vinyl Plank		
Oven:	Gas Oven			Foundation:	Slab		
Green/Energy Cert:				Countertops:			
Roof:	Composition			Prvt Pool:	No		
Interior:	Fire/Smoke Alarm, High Ceiling, Wired for Sound			Area Pool:			
Exterior Constr:	Brick			Waterfront Feat:			
Exterior:	Back Yard Fenced, Covered Patio/Deck, Fully Fenced, Porch			Water/Sewer:	Water District		
Lot Description:	Cul-De-Sac			Cool:	Central Electric		
Heat:	Central Gas			Golf Course Nm:			
St Surf:				Exclusions:			
Restrictions:	Deed Restrictions						
Disclosures:	Mud, Sellers Disclosure						
55+ Community:	No			City/ETJ:	PEARLAND ETJ		
Sub Lake Access:	No						

Mgmt Co./HOA Name: **Yes / First Service Residential / 281-681-2000**

List Type: **Exclusive Right to Sell/Lease**

List Date: **01/27/2023**

Expire Date:

T/Date:

Bonus End:

Comp: SubAgt: **0%**

Buyer Agent: **3%**

Bonus:

Var/Dual Rt: **No**

Financial Information

Finance Cnsdr: **Cash Sale, Conventional, FHA, VA**

Ownership Type:

Vac Rental:

Maint. Fee: **Mandatory/\$900/Annually**

Maint Includes: **Clubhouse, Recreational Facilities**

Other Mand Fee: **Yes/275/Transfer Fee**

Exemptions:

Taxes w/o Exemptions: **\$12,154/2022**

Tax Rate: **3.3694**

Loss Mitigation: Auction:

Online Bidding:

Pending Information

Pending Date: **03/15/2023** Est Close Dt:

OPT End:

Sell Agent: [Sarah Herbek \(SHerbek\)](#)

Sell Broker: [Coldwell Banker Realty \(COLD05\)](#)

TREC #:

Sell Team

Name:

Contingent on Sale of Other Property:

Sold Information

Sale Price: **\$399,000**

Close Date: **04/13/2023**

CoOp: **Yes**

SP/LP #: **1.00**

SP\$/SF: **\$131.60**

Days to Close: **29**

Terms:

Seller Contribution to Buyer Costs: **\$6,072**

Repair/Actual Pd: **\$0**

Title Pd By: **Seller**



Soaring high ceilings at entry and beautiful updated flooring & baseboards!

Welcome to your beautiful new home!

Located on a Cul-de-Sac!



Light and Bright! Kitchen features an expansive island and granite countertops, perfect for entertaining!



Large windows bring in endless amounts of natural light!

Downstairs guest bedroom

Full bathroom downstairs



Imagine the great dinner parties you will host here!

Breakfast area

The primary bedroom retreat boasts plenty of natural light and has updated flooring



Primary bathroom includes a soaking tub and stand-up shower

Upstairs game room currently used as play area



Upstairs flex room that can be used as a 5th bedroom, office, or media room! Is already pre-wired for sound!

Another view of flex room

Upstairs bedroom 1



Upstairs bedroom 2

Jack and Jill Bathroom between the two upstairs bedrooms

Recently updated half bath upstairs



Enjoy your beautiful backyard under the covered patio



Single-Family

Sold

ML#:	14429266	List Price:	\$525,000
Address:	13706 Sturcombe Glen Trail	Orig Price:	\$525,000
Area:	5	LP/SF:	\$144.31
Tax Acc #:	7802-0103-019	DOM:	19
City/Location:	Rosharon	Zip Code:	77583-3965
County:	Brazoria	Bedrooms:	5/
Market Area:	Alvin North	Baths F/H:	4/0
Subdivision:	Lakes of Savannah	Section #:	10
SqFt:	3,638 / Builder	Year Built:	2022 / Appr Dist
Lot Size:	9,026 / Appr Dist	Lot Value:	No
Master Planned:	Yes/Lakes of Savannah	Lease Also:	No
Legal Desc:	STEWART HEIGHTS SEC 10 (A0566 ACH&B) BLK 3 LOT 19		

Directions: **Travel HWY 288 S and exit on to CR 58. Make a right on Savannah Parkway, Left on Arrowhead Point, Right on Markstone Ridge which will lead to Sturcombe Glen Trail.**

Listing Office Information

Listing Team:	(197658956) Rachel Allen Real Estate Group		
List Agent:	rpallen/Rachel P. Allen	List Broker:	EXPD01/eXp Realty, LLC
Agent Cell:			Request an Appointment
Agent Phone:	832-219-9346	Appt #:	713-930-0427 / ShowingSmart Call Center (HAR)
List Team Name:	Rachel Allen Real Estate Group		
Address:	One Riverway, Ste. 1700, Houston TX 77056	Office Phone:	888-519-7431
Alt Phone:	832-390-4305 / Direct Line	PM #:	
List Agent Web:	http://www.raregrouphouston.com	Fax #:	
Agent Email:	info@raregrouphouston.com	Office Web:	https://www.exp Realty.com
Licensed Supervisor:			

School Information

School District:	3 - Alvin	Elem:	SAVANNAH LAKES ELEMENTARY SCHOOL
Middle:	RODEO PALMS JUNIOR HIGH SCHOOL	High:	MANVEL HIGH SCHOOL
2nd Middle:			

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

Description Information

Style:	Traditional	# Stories:	2	Bedrooms:	5/
Type:	Free Standing	Complete Date:		Baths F/H:	4/0
New Constr.:	No	Appx Complete:		Builder Nm:	
Lot Dim:		Aces:	.207 / 0 Up To 1/4 Acre	LP/Lot SF	\$58.17
Frnt. Door Faces:	South	Access:		Carport:	
Gar/Car:	Auto Garage Door Opener	Garage:	3/Attached Garage, Oversized Garage		

Showing **Accompany, Appointment Required, Supra Keybox**

Key Map:

Instruct:
Agent Remarks:

See attachments for disclosures that need to be submitted with all offers. Contact the listing agent for details on title company information.

Physical Property Description:

A remarkable 2-story residence in the picturesque community of Lakes of Savannah. This 5bed/4bth home offers exceptional features. The first floor features beautiful white tile flooring throughout the main living areas, exuding a clean and modern aesthetic. Cozy up by the fireplace with its exquisite tile surround and mantle with high ceilings. The kitchen features a large island with granite countertops, tile backsplash, and stainless steel appliances. The primary suite is conveniently located on the first floor and boasts a luxurious en-suite bathroom with dual vanities and a garden tub. Wrought iron spindles add a touch of sophistication to the staircase, while 8' interior doors on the first floor enhance the sense of openness and elegance. Upstairs, a spacious game room awaits, providing ample space for recreation and entertainment. Enjoy privacy and shade on the covered patio. The property also includes full sod and irrigation, ensuring a lush and well-maintained exterior.

Rooms Information

<u>Room</u>	<u>Dimensions</u>	<u>Location</u>	<u>Room</u>	<u>Dimensions</u>	<u>Location</u>
Primary Bedroom	19 x 14	1st	Bedroom	12 x 11	1st
Bedroom	12 x 12	2nd	Bedroom	12 x 11	2nd
Bedroom	13 x 12	2nd	Game Room	22 x 15	2nd
Dining Room	19 x 11	1st	Home Office/Study	14 x 11	1st
Living Room	19 x 16	1st			

Bathroom Desc: **Hollywood Bath, Primary Bath: Double Sinks, Primary Bath: Separate Shower, Primary Bath: Soaking Tub, Secondary Bath(s): Tub/Shower Combo, Vanity Area**

Bedroom Desc: **1 Bedroom Down - Not Primary BR, Primary Bed - 1st Floor, Walk-In Closet**

Room Desc: **Breakfast Room, Family Room, Formal Dining, Gameroom Up, Home Office/Study, Living Area - 1st Floor, Living Area - 2nd Floor, Utility Room in House**

Kitchen Desc: **Island w/o Cooktop, Kitchen open to Family Room, Pantry**

Interior, Exterior, Utilities and Additional Information

Microwave:	Yes	Dishwasher:	Yes	Compactor:		Disposal:	Yes
Fireplace:	1/Gas Connections			Utility Dist:		Sep Ice Mkr:	
Connect:	Electric Dryer Connections, Gas Dryer Connections, Washer Connections			Range:		Gas Cooktop	
Energy:	Attic Vents, Ceiling Fans, Digital Program Thermostat, HVAC>13 SEER, Insulated Doors, Insulated/Low-E windows, Insulation - Batt, Insulation - Blown Fiberglass, Radiant Attic Barrier	Flooring:				Carpet, Tile	
Oven:	Electric Oven	Foundation:				Slab	
Green/Energy Cert:		Countertops:				Granite	
Roof:	Composition	Prvt Pool:				No	
Interior:	Window Coverings, High Ceiling	Area Pool:				Yes	
Exterior Constr:	Brick	Waterfront Feat:					
Exterior:	Back Yard Fenced, Covered Patio/Deck, Patio/Deck, Sprinkler System	Water/Sewer:				Water District	
Lot Description:	Subdivision Lot	Cool:				Central Gas	
Heat:	Central Electric	Golf Course Nm:					
St Surf:	Concrete, Curbs	Exclusions:					
Restrictions:	Deed Restrictions						
Disclosures:	Mud, Sellers Disclosure						
55+ Community:	No	City/ETJ:				PEARLAND ETJ	
Sub Lake Access:							
Mgmt Co./HOA Name:	Yes / First Service Residential / 877-253-9689 www.fsresidential.com			List Type:	Exclusive Right to Sell/Lease		
List Date:	06/27/2023	Expire Date:		T/Date:		Bonus End:	
Comp: SubAgt:	0%	Buyer Agent:	3%	Bonus:		Var/Dual Rt:	No

Financial Information

Finance Cnsdr:	Cash Sale, Conventional, FHA, Investor, VA			Vac Rental:	
Ownership Type:				Maint Includes:	Grounds, Recreational Facilities
Maint. Fee:	Mandatory/\$950/Annually			Exemptions:	
Other Mand Fee:	Yes/350/Transfer			Tax Rate:	3.171
Taxes w/o Exemptions:	\$10,997/2022			Online Bidding:	
Loss Mitigation:		Auction:			

Pending Information

Pending Date:	07/16/2023	Est Close Dt:		OPT End:	
Sell Agent:	Rhonda Randall (rrandall)	Sell Broker:	Keller Williams Realty -SW (KWSW01)		
TREC #:					
Sell Team Name:					
Contingent on Sale of Other Property:					

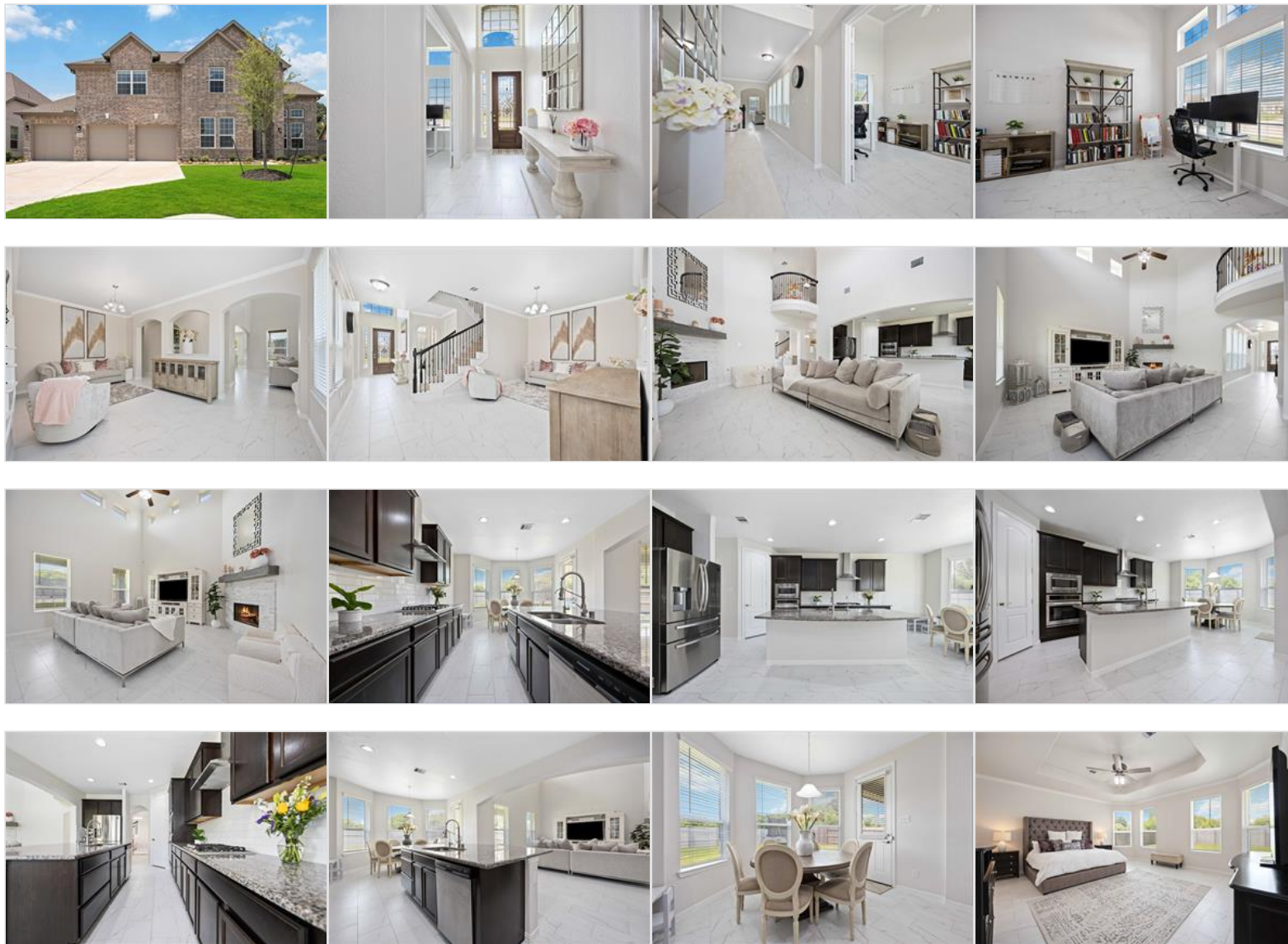
Sold Information

Sale Price:	\$517,000	Close Date:	09/08/2023	CoOp:	Yes	SP/LP #:	0.98
SP\$/SF:	\$142.11	Days to Close:	54	Terms:	VA		

Seller Contribution to Buyer Costs: **\$0**

Repair/Actual Pd: **\$0**

Title Pd By: **Seller**



Ronald Hood
sales@ncreotexasales.com
 Ph: 281-690-8110
 NeighborHOOD & Commercial REO



Single-Family

Active



ML#:	70788960	List Price:	\$379,000 ↓
Address:	<u>4911 GINGERWOOD TRACE Lane</u>	Orig Price:	\$429,000
Area:	5	LP/SF:	\$147.24
Tax Acc #:	<u>7802-2001-014</u>	DOM:	21
City/Location:	Rosharon	Zip Code:	77583-1476
County:	Brazoria	Bedrooms:	3/
Market Area:	Alvin North	Baths F/H:	2/1
Subdivision:	LAKES OF SAVANNAH	Section #:	2
SqFt:	2,574 / Appr Dist	Year Built:	2018 / Appr Dist
Lot Size:	7,148 / Appr Dist	Lot Value:	No
Master Planned:	Yes/Lakes of Savannah	Lease Also:	No
Legal Desc:	STEWART HEIGHTS SEC 2 (A0403 & A0302) BLK 1 LOT 14		



Directions: **FROM HOBBY TAKE SAM HOUSTON TOLL ROAD AND HWY 288 S TO CROIX ROAD. TAKE CR 58 EXIT ST HWY 288 S FOLLOW CROIX ROAD AND CR 58, POST ROAD TO SAVANNAH PKWY.**

Recent Change: **09/25/2023 : DOWN : \$399,000->\$379,000**

Listing Office Information

List Agent:	<u>EJJA/Eija H. Seaman</u> 	List Broker:	<u>HLXP01/Houston's Luxury Properties</u> 
Agent Cell:			<u>Request an Appointment</u>
Agent Phone:	<u>281-787-5134</u>	Appt #:	<u>713-977-7469</u> / ShowingTime
Address:	PO Box 22487, Houston TX 77027	Office Phone:	<u>281-787-5134</u>
List Agent Web:	<u>http://www.houstonsluxuryproperties.com</u>	Fax #:	
Agent Email:	<u>houstonluxuryproperties@gmail.com</u>	Office Web:	
Licensed Supervisor:			

School Information

School District:	<u>3 - Alvin</u>	Elem:	<u>SAVANNAH LAKES ELEMENTARY SCHOOL</u>
Middle:	<u>RODEO PALMS JUNIOR HIGH SCHOOL</u>	High:	<u>MANVEL HIGH SCHOOL</u>
2nd Middle:			

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

Description Information

Style:	Traditional	# Stories:	1	Bedrooms:	3/
Type:	Free Standing	Complete Date:		Baths F/H:	2/1
New Constr.:	No	Appx Complete:		Builder Nm:	M/I HOMES
Lot Dim:		Acres:	.164 / 0 Up To 1/4 Acre	LP/Lot SF	\$53.02
Frnt. Door Faces:		Access:		Carport:	
Gar/Car:		Garage:	3/Tandem		

Showing **Appointment Required, Leave Business Card, Lockbox Front, Supra Keybox** Key Map:

Instruct:

Agent Remarks:

Physical Property Description:

Beautiful home built by M-I Homes. The Bowers plan offers sophistication and flexibility, allowing you to create an elegant home that fits your needs - whether you enjoy casual entertaining or a more formal environment. The single-story design boasts high ceilings and unique architectural features such as a jewel-box bay window surrounding the breakfast nook. A dining room with adjacent butler's pantry allows you to entertain guests in style. No matter the preference, all families will enjoy the spacious family room, island kitchen and covered patio. The design also features a gorgeous master suite, a study and a three-car tandem garage.

Rooms Information

<u>Room</u>	<u>Dimensions</u>	<u>Location</u>	<u>Room</u>	<u>Dimensions</u>	<u>Location</u>
Primary Bedroom	15X17	1st	Bedroom	11X10	1st
Bedroom	11X11	1st	Dining Room	13X11	1st
Kitchen	18X9	1st	Utility	6X11	1st
Living Room	19X18	1st	Breakfast	14X9	1st
Home Office/Study	13X11	1st			

Bathroom Desc:

Bedroom Desc: **All Bedrooms Down, Primary Bed - 1st Floor**

Room Desc: **Breakfast Room, Home Office/Study, Living Area - 1st Floor, Utility Room in House**

Kitchen Desc: **Kitchen open to Family Room**

Interior, Exterior, Utilities and Additional Information

Microwave:	Yes	Dishwasher:	Yes	Compactor:		Disposal:	Yes
Fireplace:	1			Utility Dist:		Sep Ice Mkr:	
Connect:				Range:	Gas Cooktop		
Energy:	Attic Vents, Ceiling Fans, Digital Program Thermostat, Energy Star Appliances, Energy Star/CFL/LED Lights, Energy Star/Reflective Roof, High-Efficiency HVAC, HVAC>13 SEER, Insulated/Low-E windows, Insulation - Batt, Insulation - Blown Fiberglass, Radiant Attic Barrier			Flooring:	Carpet, Tile		
Oven:	Electric Oven, Single Oven			Foundation:	Slab		
Green/Energy Cert:				Countertops:	GRANITE		
Roof:	Composition			Prvt Pool:	No		
Interior:	Fire/Smoke Alarm, High Ceiling			Area Pool:	Yes		
Exterior Constr:	Brick, Wood			Waterfront Feat:			
Exterior:	Back Yard, Back Yard Fenced, Fully Fenced, Sprinkler System			Water/Sewer:	Public Sewer, Water District		
Lot Description:	Subdivision Lot			Cool:	Central Electric		
Heat:	Central Gas			Golf Course Nm:			
St Surf:				Exclusions:			
Restrictions:	Deed Restrictions			City/ETJ:	PEARLAND ETJ		
Disclosures:	Sellers Disclosure						
55+ Community:	No						
Sub Lake Access:							
Mgmt Co./HOA Name:	Yes / FIRST RESIDENTIAL / 713-392-1122			List Type:	Exclusive Right to Sell/Lease		
List Date:	09/08/2023	Expire Date:		T/Date:		Bonus End:	
Comp: SubAgt:	0%	Buyer Agent:	3%	Bonus:		Var/Dual Rt:	No

Financial Information

Finance Cnsdr:		Vac Rental:	
Ownership Type:		Maint Includes:	
Maint. Fee:	Mandatory/\$950/Annually	Exemptions:	Homestead,,,,,,,,,,,,,
Other Mand Fee:	Yes/235/475/TRANSFER/CAP/EDUCATION	Tax Rate:	3.171
Taxes w/o Exemptions:	\$10,324/2022	Online Bidding:	
Loss Mitigation:	Auction:		



Single-Family

Active

ML#: **54148158**
 Address: **[4819 Timber Gate Court](#)**
 Area: **5**
 Tax Acc #: **[7802-7001-016](#)**
 City/Location: **Rosharon**
 County: **Brazoria**
 Market Area: **Alvin North**
 Subdivision: **Lakes of Savannah**
 SqFt: **3,002 / Appr Dist**
 Lot Size: **7,383 / Appr Dist**
 Master Planned: **Yes/Lakes of Savannah**
 Legal Desc: **STEWART HEIGHTS SEC 7 (A0403 ACH&B) BLK 1 LOT 16**

List Price: **\$385,000** ↓
 Orig Price: **\$400,000**
 LP/SF: **\$128.25**
 DOM: **92 / 168**
 Zip Code: **77583-1249**
 Bedrooms: **4/**
 Baths F/H: **2/1**
 Section #: **7**
 Year Built: **2020 / Appr Dist**
 Lot Value: **No**
 Lease Also: **No**

Directions: **Lakes of Savannah**

Listing Office Information

List Agent: **[MaryMark/Mary E. Markwardt](#)**
 Agent Cell: **[832-600-8000](#)**
 Agent Phone: **[832-600-8000](#)**
 Address: **8511 S Sam Houston Pkwy E, Houston TX 77075 - 6510**
 List Agent Web: **<http://www.TheMaryTeam.com>**
 Agent Email: **mary@themaryteam.com**
 Licensed Supervisor:

List Broker: **[RTOP01/HOUSTON TOP REALTY](#)**
[Request an Appointment](#)
[713-930-0427](#) / ShowingSmart Call Center (HAR)
 Appt #:
 Office Phone: **[713-733-3700](#)**
 Fax #:
 Office Web: **<http://www.TheTopOffice.com>**

School Information

School District: **[3 - Alvin](#)**
 Middle: **[RODEO PALMS JUNIOR HIGH SCHOOL](#)**
 2nd Middle:
 Elem: **[SAVANNAH LAKES ELEMENTARY SCHOOL](#)**
 High: **[MANVEL HIGH SCHOOL](#)**

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

Description Information

Style: **Traditional**
 Type: **Free Standing**
 New Constr.: **No**
 Lot Dim:
 Frt. Door Faces:
 Gar/Car:

Stories: **2**
 Complete Date:
 Appx Complete:
 Acres: **.17 / 0 Up To 1/4 Acre**
 Access:
 Garage: **2/Attached Garage, Oversized Garage**

Bedrooms: **4/**
 Baths F/H: **2/1**
 Builder Nm:
 LP/Lot SF: **\$52.15**
 Carport:

Showing **Appointment Required**

Key Map:

Instruct:
 Agent Remarks:

Please see attached flyer regarding financing option. Per lender, home qualifies for forgivable down payment assistance. Due to location of the home.

Physical Property Description:

Welcome to 4819 Timber Gate! A stunning 3 year old home that exudes charm and modern elegance. This spacious 4 bedroom home is perfect for someone who values comfort, style, and functionality. As you step inside, you are welcomed by a spacious foyer. The open living space is perfect for entertaining or relaxing with loved ones. The kitchen is a dream come true, with an oversized island, granite countertops, and stainless steel appliances. The owner's suite is a haven of relaxation, complete with a bay window, walk-in closet, dual sinks, soaking tub and a walk-in shower. Upstairs, the game room and three additional bedrooms offer ample space for family time and privacy. Lakes of Savannah is a master planned community offering two pools, two club houses, splash pad, parks, ponds & miles of sidewalks. Located near Hwy. 6 and Hwy. 288. Just minutes to Pearland Town Center. Community did NOT lose power during the big freeze of 2021!

Rooms Information					
Room	Dimensions	Location	Room	Dimensions	Location
Living Room	17 x 16.5	1st	Dining Room	12 x 12	1st
Kitchen	11 x 11	1st	Breakfast	11 x 8	1st
Game Room	21 x 19	2nd	Primary Bedroom	18 x 14.5	1st
Bedroom	13.5 x 12	2nd	Bedroom	13 x 12	2nd
Bedroom	12.5 x 12	2nd			

Bathroom Desc: **Primary Bath: Double Sinks, Primary Bath: Separate Shower, Primary Bath: Soaking Tub**
 Bedroom Desc: **En-Suite Bath, Primary Bed - 1st Floor, Walk-In Closet**
 Room Desc: **Breakfast Room, Formal Dining, Gameroom Up, Utility Room in House**
 Kitchen Desc: **Breakfast Bar, Kitchen open to Family Room, Pantry**

Interior, Exterior, Utilities and Additional Information					
Microwave:	Yes	Dishwasher:	Yes	Compactor:	Disposal: Yes
Fireplace:				Utility Dist:	Sep Ice Mkr:
Connect:	Electric Dryer Connections, Washer Connections		Range:	Gas Range	
Energy:	Attic Vents, Ceiling Fans, High-Efficiency HVAC, Insulated/Low-E windows		Flooring:		
Oven:	Gas Oven		Foundation:	Slab	
Green/Energy Cert:			Countertops:	Granite	
Roof:	Composition		Prvt Pool:	No	
Interior:	Fire/Smoke Alarm, Formal Entry/Foyer		Area Pool:	Yes	
Exterior Constr:	Brick		Waterfront Feat:		
Exterior:	Back Yard, Back Yard Fenced, Covered Patio/Deck, Patio/Deck		Water/Sewer:	Water District	
Lot Description:	Cul-De-Sac		Cool:	Central Electric	
Heat:	Central Gas		Golf Course Nm:		
St Surf:	Concrete, Curbs		Exclusions:		
Restrictions:	Deed Restrictions				
Disclosures:	Mud				
55+ Community:	No		City/ETJ:	PEARLAND ETJ	
Sub Lake Access:	Yes				

Mgmt Co./HOA Name: **Yes / First Service Residential / 713-332-4675**

List Type: **Exclusive Right to Sell/Lease**

List Date: **06/29/2023**

Expire Date:

T/Date:

Bonus End:

Comp: SubAgt: **1%**

Buyer Agent: **3%**

Bonus:

Var/Dual Rt: **No**

Financial Information

Finance Cnsdr: **Cash Sale, Conventional, FHA, Seller to Contribute to Buyer's Closing Costs, VA**

Ownership Type:

Vac Rental:

Maint. Fee: **Mandatory/\$950/Annually**

Maint Includes: **Clubhouse, Recreational Facilities**

Other Mand Fee: **Yes/TBD**

Exemptions: **Homestead,,,,,,,,,,,,,**

Taxes w/o Exemptions: **\$10,387/2022**

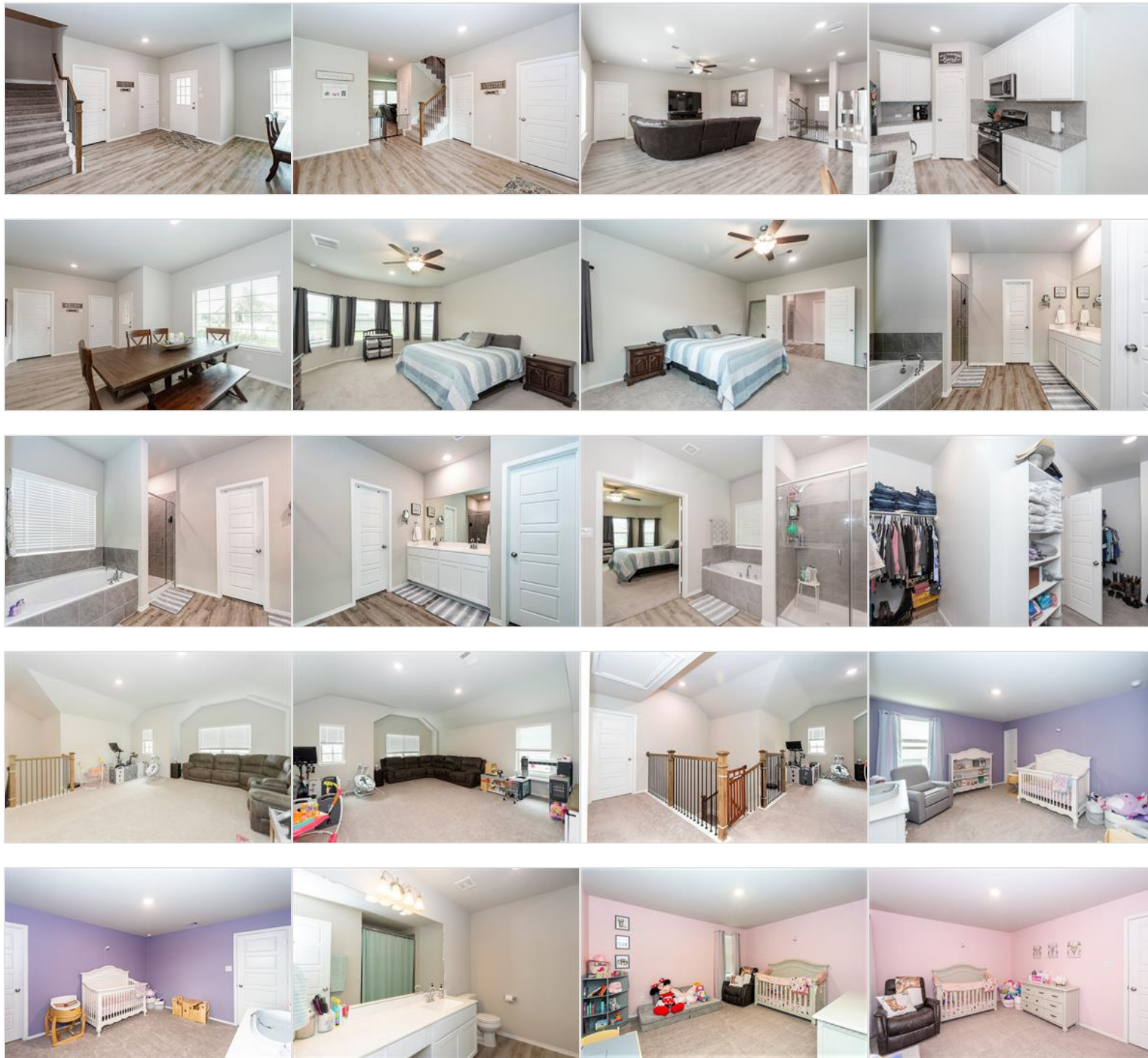
Tax Rate: **3.171**

Loss Mitigation:

Auction:

Online Bidding:







Single-Family

Active

ML#:	66877403	List Price:	\$400,000
Address:	5007 Dunstable Manor	Orig Price:	\$400,000
Area:	38	LP/SF:	\$149.93
Tax Acc #:	7503-14-002-0090-907	DOM:	20
City/Location:	Rosharon	Zip Code:	77583
County:	Fort Bend	Bedrooms:	5/
Market Area:	Missouri City Area	Baths F/H:	3/1
Subdivision:	Lakes of Savannah	Section #:	14
SqFt:	2,668 / Appr Dist	Year Built:	2022 / Builder
Lot Size:	7,970 / Appr Dist	Lot Value:	No
Master Planned:	Yes/Lakes of Savannah	Lease Also:	Yes
Legal Desc:	Stewart Heights Sec 14, BLOCK 2, Lot 9		

Directions: **Lakes of Savannah**

Listing Office Information

List Agent:	MaryMark/Mary E. Markwardt	List Broker:	RTOP01/HOUSTON TOP REALTY
Agent Cell:	832-600-8000		Request an Appointment
Agent Phone:	832-600-8000	Appt #:	713-930-0427 / ShowingSmart Call Center (HAR)
Address:	8511 S Sam Houston Pkwy E, Houston TX 77075 - 6510	Office Phone:	713-733-3700
Alt Phone:		PM #:	832-600-8000
List Agent Web:	http://www.TheMaryTeam.com	Fax #:	
Agent Email:	mary@themaryteam.com		
Licensed Supervisor:		Office Web:	http://www.TheTopOffice.com

School Information

School District:	19 - Fort Bend	Elem:	HERITAGE ROSE ELEMENTARY SCHOOL
Middle:	BAINES MIDDLE SCHOOL	High:	ALMETA CRAWFORD HIGH SCHOOL
2nd Middle:			

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

Description Information

Style:	Traditional	# Stories:	2	Bedrooms:	5/
Type:	Free Standing	Complete Date:		Baths F/H:	3/1
New Constr.:	No	Appx Complete:		Builder Nm:	Lennar
Lot Dim:		Acres:	/ 0 Up To 1/4 Acre	LP/Lot SF:	\$50.19
Frnt. Door Faces:		Access:		Carport:	
Gar/Car:	Double-Wide Driveway	Garage:	2/Attached Garage		
Showing Instruct:	Appointment Required			Key Map:	

Agent Remarks:

Physical Property Description:

Rooms Information

Room	Dimensions	Location	Room	Dimensions	Location
Primary Bedroom	15 x 13	1st	Bedroom	12 x 12	2nd
Bedroom	12 x 12	2nd	Bedroom	16 x 11	2nd
Bedroom	12 x 10	2nd	Primary Bath		1st
Bath		2nd	Bath		2nd
Home Office/Study	12 x 11	1st	Living Room	16 x 15	1st
Kitchen	15 x 12	1st	Game Room	12 x 9	2nd

Bathroom Desc: **Half Bath, Primary Bath: Double Sinks, Primary Bath: Separate Shower, Primary Bath: Soaking Tub**
 Bedroom Desc: **En-Suite Bath, Primary Bed - 1st Floor, Walk-In Closet**
 Room Desc: **Gameroom Up, Home Office/Study, Kitchen/Dining Combo, Living Area - 1st Floor, Utility Room in House**
 Kitchen Desc: **Breakfast Bar, Kitchen open to Family Room, Pantry**

Interior, Exterior, Utilities and Additional Information

Microwave:	Yes	Dishwasher:	Yes	Compactor:		Disposal:	Yes
Fireplace:				Utility Dist:	Yes	Sep Ice Mkr:	
Connect:	Electric Dryer Connections, Washer Connections			Range:	Gas Range		
Energy:	Attic Vents, Ceiling Fans, Digital Program Thermostat, High-Efficiency HVAC, Insulated/Low-E windows			Flooring:	Carpet, Vinyl Plank		
Oven:	Gas Oven			Foundation:	Slab		
Green/Energy Cert:				Countertops:	Granite		
Roof:	Composition			Prvt Pool:	No		
Interior:	Fire/Smoke Alarm, Formal Entry/Foyer			Area Pool:	Yes		
Exterior Constr:	Brick			Waterfront Feat:			
Exterior:	Back Yard Fenced, Covered Patio/Deck, Patio/Deck			Water/Sewer:	Water District		
Lot Description:	Corner			Cool:	Central Electric		
Heat:	Central Gas			Golf Course Nm:			
St Surf:	Concrete, Curbs			Exclusions:			
Restrictions:	Deed Restrictions						
Disclosures:	Mud						
55+ Community:	No			City/ETJ:	PEARLAND ETJ		
Sub Lake Access:	Yes						
Mgmt Co./HOA Name:	Yes / First Service Residential / 713-332-4675			List Type:	Exclusive Right to Sell/Lease		
List Date:	09/09/2023	Expire Date:		T/Date:	Bonus End:		
Comp: SubAgt:	1%	Buyer Agent:	3%	Bonus:	Var/Dual Rt: No		

Financial Information

Finance Cnsdr: **Cash Sale, Conventional, FHA, VA**

Ownership Type:

Maint. Fee: **Mandatory/\$975/Annually**

Other Mand Fee: **Yes/\$350 + \$475/Transfer fee, Cap fee, Foundation fee**

Taxes w/o Exemptions:

Loss Mitigation:

Auction:

Vac Rental:

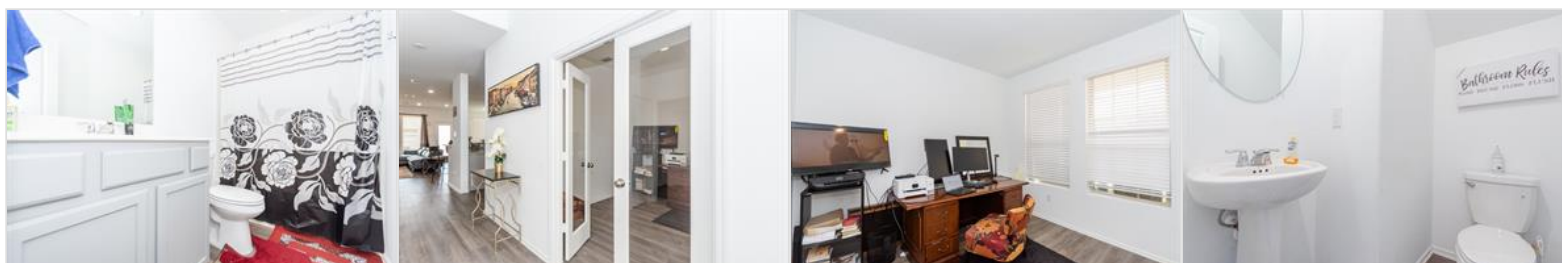
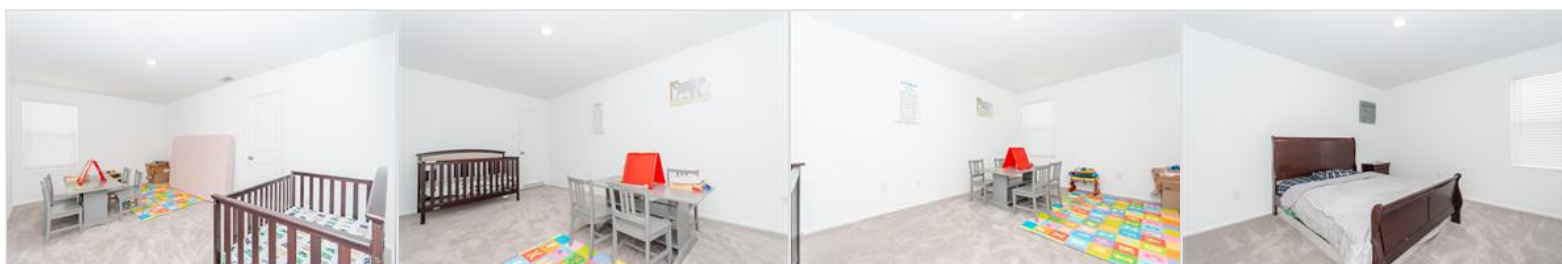
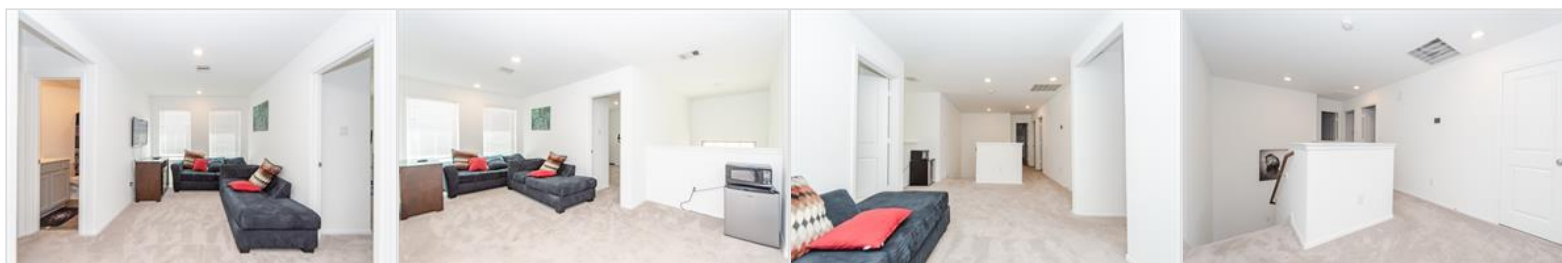
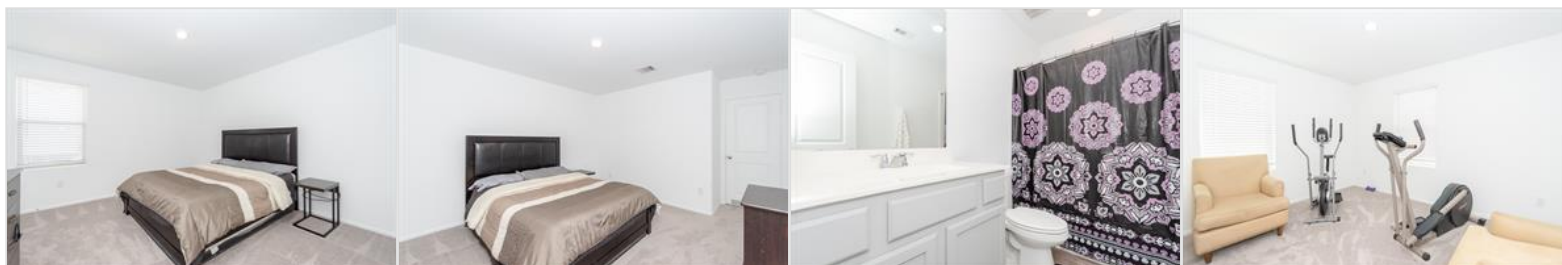
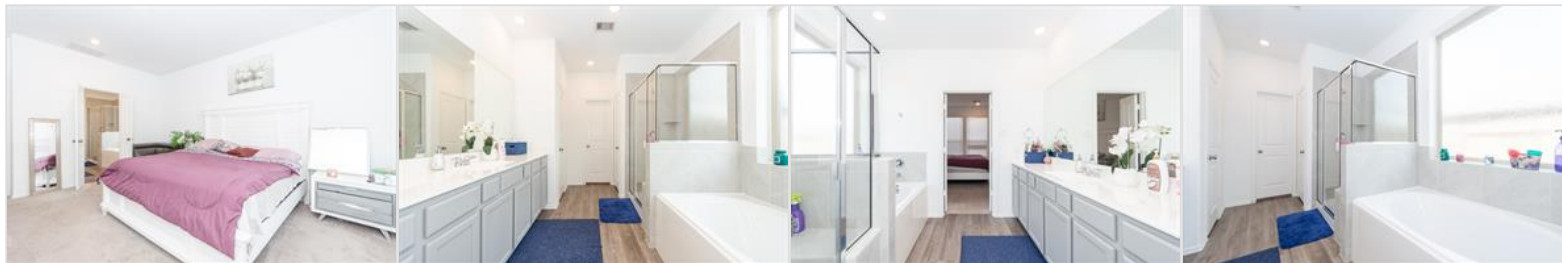
Maint Includes: **Clubhouse, Recreational Facilities**


Exemptions:

Tax Rate:

Online Bidding:





	MLS Beds	MLS Full Baths	MLS Half Baths	MLS Sale Price	MLS Sale Date
	5	3	1	\$314,999	07/17/2020
	MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	3,022	8,346	2020	SFR	

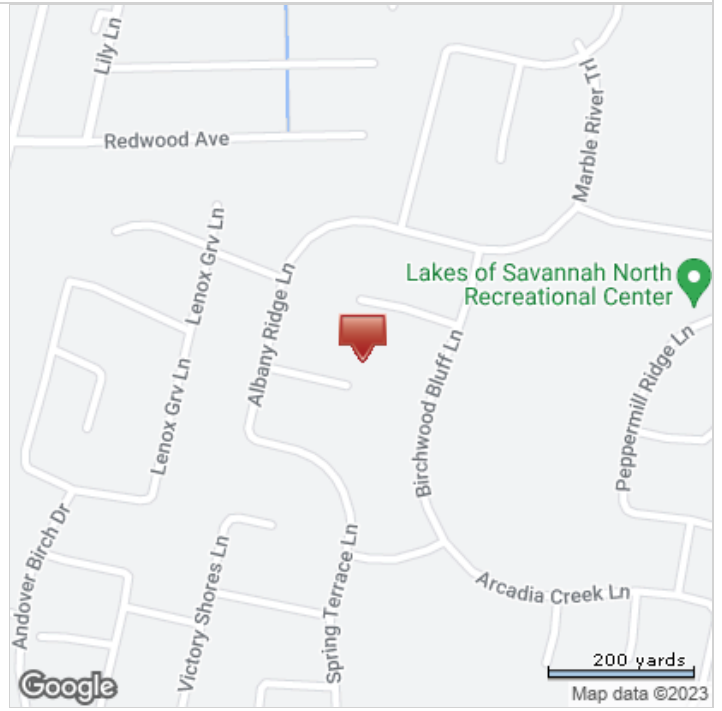
OWNER INFORMATION			
Owner Name	Nationstar Mortgage LLC	Tax Billing Address	8950 Cypress Waters Blvd
Owner Name 2		Tax Billing City & State	Coppell, TX
Owner Occupied	No	Tax Billing Zip	75019
DMA No Mail Flag		Tax Billing Zip+4	4620
Carrier Route	R009		

TAX INFORMATION			
Parcel ID	7802-0182-007	% Improved	86%
Parcel ID	683147	Exemption(s)	
Parcel ID	78020182007	Tax Area	GBC
Lot #	7	Fire Dept Tax Dist	
Block #	2	Water Tax Dist	
Legal Description	STEWART HEIGHTS SEC 18 (A040 3 & A0625) BLK 2 LOT 7		
M.U.D. Information			


MORTGAGE HISTORY	
Mortgage Date	07/21/2020
Mortgage Amount	\$309,293
Mortgage Lender	Gateway Mtg Grp
Mortgage Code	Fha
Borrower Name	Taylor Charles D Jr
Borrower Name 2	

FORECLOSURE HISTORY	
Document Type	Notice Of Sale
Default Date	
Foreclosure Filing Date	
Recording Date	10/19/2022
Document Number	
Book Number	
Page Number	
Default Amount	
Final Judgment Amount	
Original Doc Date	07/17/2020
Original Document Number	39411
Original Book Page	39411
Lender Name	Nationstar Mtg LLC
Foreclosure Case #	

PROPERTY MAP



*Lot Dimensions are Estimated

	MLS Beds	MLS Full Baths	MLS Half Baths	MLS Sale Price	MLS Sale Date
	5	3	1	\$314,999	07/17/2020
	MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	3,022	8,346	2020	SFR	

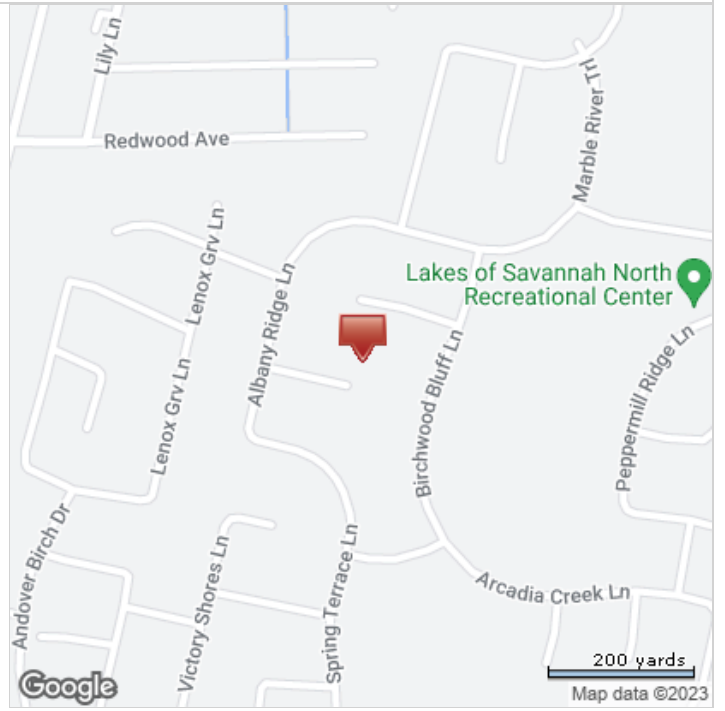
OWNER INFORMATION			
Owner Name	Nationstar Mortgage LLC	Tax Billing Address	8950 Cypress Waters Blvd
Owner Name 2		Tax Billing City & State	Coppell, TX
Owner Occupied	No	Tax Billing Zip	75019
DMA No Mail Flag		Tax Billing Zip+4	4620
Carrier Route	R009		

TAX INFORMATION			
Parcel ID	7802-0182-007	% Improved	86%
Parcel ID	683147	Exemption(s)	
Parcel ID	78020182007	Tax Area	GBC
Lot #	7	Fire Dept Tax Dist	
Block #	2	Water Tax Dist	
Legal Description	STEWART HEIGHTS SEC 18 (A040 3 & A0625) BLK 2 LOT 7		
M.U.D. Information			

MORTGAGE HISTORY	
Mortgage Date	07/21/2020
Mortgage Amount	\$309,293
Mortgage Lender	Gateway Mtg Grp
Mortgage Code	Fha
Borrower Name	Taylor Charles D Jr
Borrower Name 2	

FORECLOSURE HISTORY	
Document Type	Notice Of Sale
Default Date	
Foreclosure Filing Date	
Recording Date	10/19/2022
Document Number	
Book Number	
Page Number	
Default Amount	
Final Judgment Amount	
Original Doc Date	07/17/2020
Original Document Number	39411
Original Book Page	39411
Lender Name	Nationstar Mtg LLC
Foreclosure Case #	

PROPERTY MAP



*Lot Dimensions are Estimated