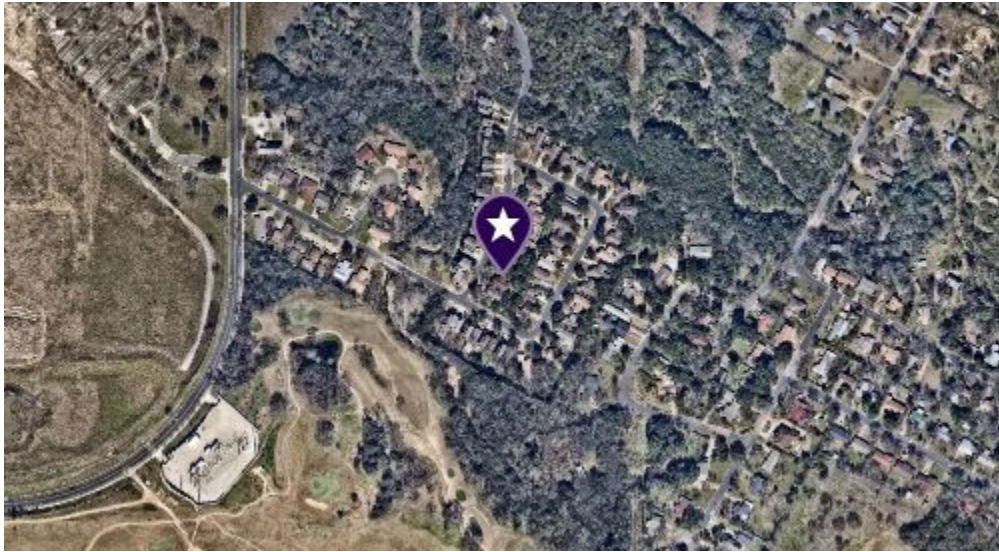


Quick CMA



4603 Windy Brook Dr

Brian Adams

DECEMBER 1, 2018

What is a CMA

No two homes are identical, which is why choosing a sales price or offer price for a home can be challenging. That's where the comparative market analysis, or CMA, is most useful.

What is a CMA?

The CMA is a side-by-side comparison of homes for sale and homes that have recently sold in the same neighborhood and price range. This information is further sorted by data such as type of home, number of bedrooms, number of baths, lot size, neighborhood, property condition and features, and many other factors. The purpose is to show estimated market value, based on what other buyers and sellers have determined through past sales, pending sales and homes recently put on the market.

How is the CMA created?

CMAs are generated by using property information from your real estate agent's multiple listing service (MLS). The MLS is available to licensed members only, including brokers, salespeople, and appraisers, who pay dues to gain access to the service's public and proprietary data, including tax roll information, sold transactions, and listings input by all cooperating MLS members. Listing agents generate CMAs for their sellers, and buyer's agents create them for their buyers so both sides know what current market conditions are for the homes they're interested in comparing.

How accurate are CMAs?

The CMA is a here-and-now snapshot of the market, based on the most recent data available, but it can instantly be rendered obsolete by a new listing, or a change of status in a home with the same criteria. Why? The market is constantly changing - new listings, pending sales, closed sales, price reductions, and expired listings. CMAs can vary widely, depending on the knowledge and skill of the person creating the CMA as well as the number and type of data fields that are chosen. That means some features may not be included. As informative as the CMA is, it should only be used as a tool and should not substitute for your real estate professional's knowledge and advice.

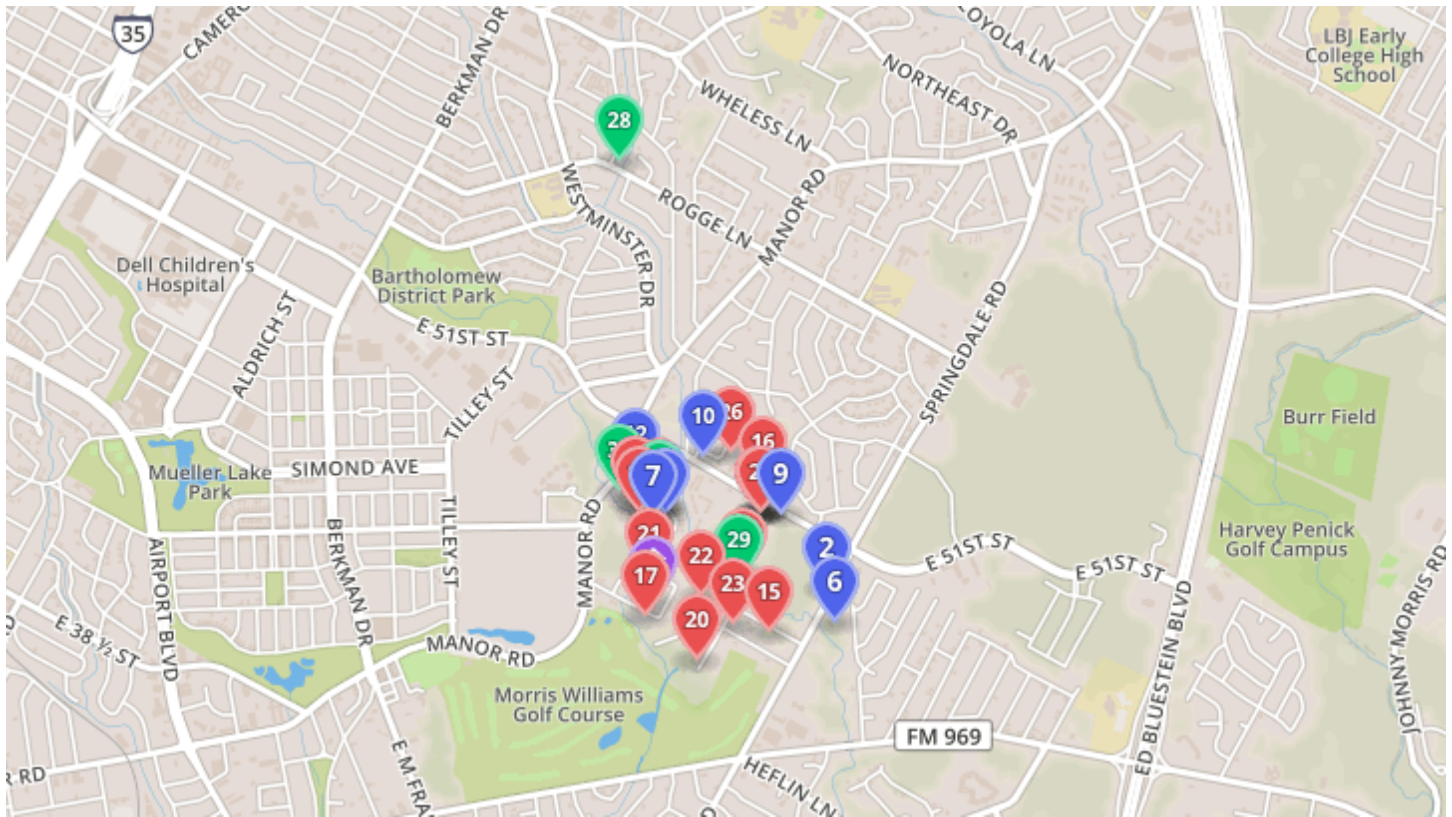
Contact Me



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Hood Homes Blog





















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Map Of Comparable Homes



STATUS: X = EXPIRED W = WITHDRAWN S = SOLD A = ACTIVE

	MLS #	STATUS	ADDRESS	BEDS	BATHS	SQFT	PRICE
1	Subject		4603 Windy Brook Dr	-	-	-	-
2	9357975	X	4808 Springdale Rd	3	3.00	1,870	\$480,000
3	2748121	X	5006 Pecan Springs Rd #4	3	3.00	2,013	\$519,000
4	3263827	X	5006 Pecan Springs Rd #8	3	3.00	1,760	\$459,000
5	3969883	X	4800 Blueberry Trl	3	2.00	1,394	\$355,000
6	6575025	X	5006 Pecan Springs Rd #7	3	3.00	2,013	\$554,500
7	7202177	W	4707 Creekwood Rd	3	2.00	1,390	\$299,900
8	7211237	W	4804 Blueberry Trl	3	2.00	1,620	\$374,000
9	4185344	W	3205 E 51 St	3	3.00	1,682	\$470,000
10	2704857	W	5101 Wayborne Hill Dr	3	2.00	1,122	\$299,900
11	3915355	W	4802 Creekwood Rd	3	2.00	1,274	\$364,000

MLS #	STATUS	ADDRESS	BEDS	BATHS	SQFT	PRICE
12 6262326		4909 Blueberry Trl	3	2.00	1,380	\$349,000
13 6760622		5006 Pecan Springs Rd #7	3	3.00	2,013	\$499,000
14 1341140		5006 Pecan Springs Rd #2	3	3.00	2,013	\$499,000
15 7064111		3405 Pecan Springs Rd	3	3.00	1,861	\$483,000
16 8347005		3108 E 51st St #801	2	3.00	1,534	\$374,990
17 8926006		3001 Lovell Dr #B	2	3.00	1,584	\$396,500
18 8222713		4804 Blueberry Trl	3	2.00	1,620	\$280,000
19 4311065		4714 Creekwood Rd	2	1.00	1,131	\$368,500
20 8184965		4516 Rimrock Trl	3	2.00	1,764	\$507,000
21 5152205		4612 Windy Brook Dr #B	3	3.00	1,447	\$435,500
22 9762217		4634 Marlo Dr	2	2.00	1,176	\$661,000
23 9140023		4609 Rimrock Trl	4	3.00	2,496	\$595,000
24 8901058		4803 Pecan Springs Rd #B	3	3.00	1,404	\$290,000
25 4257832		5006 Pecan Springs Rd #4	3	4.00	2,013	\$490,000
26 5537328		5113 Wayborne Hill Dr	3	2.00	1,410	\$438,275
27 1858853		4802 Creekwood Rd	3	2.00	1,274	\$340,000
28 9072966		3108 E 51st St #1402	2	3.00	1,448	\$369,000
29 7142010		4709 Pecan Springs Rd	1	2.00	1,084	\$225,000
30 4117990		4804 Blueberry Trl	3	2.00	1,588	\$399,000
31 8857828		4810 Creekwood Rd	3	2.00	1,084	\$324,900

Summary of Comparable Properties

Expired Listings

ADDRESS	BEDS	BATHS	YRBLT	SQFT	LOT SIZE	PRICE	SOLD DATE
4808 Springdale Rd	3	3.00	2017	1,870	-	\$480,000	-
5006 Pecan Springs Rd #4	3	3.00	2017	2,013	-	\$519,000	-
5006 Pecan Springs Rd #8	3	3.00	2017	1,760	-	\$459,000	-
4800 Blueberry Trl	3	2.00	1960	1,394	0.316	\$355,000	-
5006 Pecan Springs Rd #7	3	3.00	2016	2,013	1.54	\$554,500	-

Withdrawn Listings

ADDRESS	BEDS	BATHS	YRBLT	SQFT	LOT SIZE	PRICE	SOLD DATE
4707 Creekwood Rd	3	2.00	1960	1,390	0.18	\$299,900	-
4804 Blueberry Trl	3	2.00	1960	1,620	0.204	\$374,000	-
3205 E 51 St	3	3.00	2017	1,682	1.1	\$470,000	-
5101 Wayborne Hill Dr	3	2.00	1970	1,122	0.166	\$299,900	-
4802 Creekwood Rd	3	2.00	1959	1,274	0.256	\$364,000	-
4909 Blueberry Trl	3	2.00	1959	1,380	0.208	\$349,000	-
5006 Pecan Springs Rd #7	3	3.00	2016	2,013	1.54	\$499,000	-

Sold Listings

ADDRESS	BEDS	BATHS	YRBLT	SQFT	LOT SIZE	PRICE	SOLD DATE
5006 Pecan Springs Rd #2	3	3.00	2017	2,013	-	\$499,000	4/9/18
3405 Pecan Springs Rd	3	3.00	1954	1,861	0.298	\$483,000	7/13/18

ADDRESS	BEDS	BATHS	YRBLT	SQFT	LOT SIZE	PRICE	SOLD DATE
3108 E 51st St #801	2	3.00	2017	1,534	0.1	\$374,990	2/20/18
3001 Lovell Dr #B	2	3.00	2007	1,584	0.199	\$396,500	5/30/18
4804 Blueberry Trl	3	2.00	1960	1,620	0.204	\$280,000	3/21/18
4714 Creekwood Rd	2	1.00	1961	1,131	0.25	\$368,500	7/3/18
4516 Rimrock Trl	3	2.00	1966	1,764	0.369	\$507,000	3/2/18
4612 Windy Brook Dr #B	3	3.00	2014	1,447	0.113	\$435,500	7/6/18
4634 Marlo Dr	2	2.00	1953	1,176	1.088	\$661,000	5/3/18
4609 Rimrock Trl	4	3.00	1953	2,496	0.366	\$595,000	9/5/18
4803 Pecan Springs Rd #B	3	3.00	2007	1,404	0.338	\$290,000	4/26/18
5006 Pecan Springs Rd #4	3	4.00	2017	2,013	-	\$490,000	8/21/18
5113 Wayborne Hill Dr	3	2.00	1967	1,410	0.188	\$438,275	10/19/18
4802 Creekwood Rd	3	2.00	1959	1,274	0.256	\$340,000	11/19/18

Active Listings

ADDRESS	BEDS	BATHS	YRBLT	SQFT	LOT SIZE	PRICE	SOLD DATE
3108 E 51st St #1402	2	3.00	2017	1,448	0.01	\$369,000	-
4709 Pecan Springs Rd	1	2.00	1950	1,084	0.473	\$225,000	-
4804 Blueberry Trl	3	2.00	1960	1,588	0.204	\$399,000	-
4810 Creekwood Rd	3	2.00	1960	1,084	0.25	\$324,900	-

Averages

STATUS	SQFT	LOT SIZE	PRICE
X Expired Listings	1,810	-	\$473,500
W Withdrawn Listings	1,497	-	\$379,400
S Sold Listings	1,623	-	\$439,912
A Active Listings	1,301	-	\$329,475

4808 Springdale Rd Austin, TX 78723

MLS #9357975

\$480,000**EXPIRED** 7/29/17**3 Beds 3 Baths****Year Built 2017****1,870 Sq. Ft.** (\$257 / sqft)**Days on market: 366**

Details

Prop Type: Condo**County:** Travis**Area:** 3**Subdivision:** Springdale Creek**Full baths:** 2.0**Half baths:** 1.0**Garages:** 2**List date:** 7/29/17**Expired date:** 7/29/17**Off-market date:** 12/31/17**Updated:** Dec 31, 2017 6:02 PM**List Price:** \$480,000**Orig list price:** \$480,000**Assoc Fee:** \$125**Taxes:** \$1,722**School District:** Austin ISD**High:** Reagan**Elementary:** Blanton

Features

AC: Central Air, Seer Rated 16+**Association Fee Includes:** Common Area Maintenance, Landscaping**Builder Name:** InTown Homes**Construction:** All Sides Masonry, Brick Veneer**Dining Description:** Liv/Din Combo**Exterior Features:** Gutters Partial**Fence:** No Fence**Flooring:** Carpet, Tile - Hard, Wood**Foundation Details:** Slab**HOA Name:** Springdale Creek HOA**HOA Requirement:** Mandatory**Heating:** Central Heat, Electric**Horses:** false**Interior Features:** Ceiling-High, Lighting Recessed, Low/No VOC, Security System - Owned, Walk-In Closet, Wired For Surround Sound**Kitchen:** Center Island, Silestone Counters**Kitchen Appliances:** Built-In Oven(s), Dishwasher, Disposal, Energy Star Appliances, Exhaust Fan Vented, Microwave Oven, Stainless Steel, Water Heater Electric**Laundry Facilities:** Upper Level, Utility/Laundry Room**Listing Financing:** Conventional**Lot Features:** Alley Access**Master Description:** 2 Closets, Double Vanity, Walk-In Closet**Region:** Austin - East**Restrictions:** Deed Restrictions**Roof:** Metal**Rooms:** Bonus Room Up**Sewer:** City at Street**Sprinkler System:** true**Trees:** None**Utilities:** Electricity on Property, Internet-WiFi, Natural Gas Not Available**View:** No View

Remarks

Blocks from Mueller, intimate community of 41 detached condos is GRAND OPENING! Be among the first to take advantage of special pricing in Austin's hottest area. Urban farmhouse architecture, metal roofs, 12 FT. CEILINGS, Bosch appl with the very latest induction cooktop. Wood floors, quartz counters, 16 SEER 2-speed AC. Close to downtown and around the corner from Mueller parks and shopping. Great pricing for a limited time. The address may not show on GPS. See directions.

4808 Springdale Rd

Austin, TX 78723

MLS #9357975

\$480,000**EXPIRED** 7/29/17**3 Beds 3 Baths****Year Built 2017****1,870 Sq. Ft. (\$257 / sqft)****Days on market: 366**

5006 Pecan Springs Rd #4 Austin, TX 78723

MLS #2748121

\$519,000**EXPIRED** 7/8/17**3 Beds 3 Baths****Year Built 2017****2,013 Sq. Ft.** (\$258 / sqft)**Days on market: 340**

Details

Prop Type: Condo**County:** Travis**Area:** 3**Subdivision:** St. Stephens Lofts**Full baths:** 2.0**Half baths:** 1.0**Lot Dim:** 1.540**Garages:** 2**List date:** 7/8/17**Expired date:** 7/8/17**Off-market date:** 6/12/18**Updated:** Jun 12, 2018 7:01 PM**List Price:** \$519,000**Orig list price:** \$549,000**Assoc Fee:** \$150**School District:** Austin ISD**High:** Reagan**Elementary:** Blanton

Features

AC: Central Air**Association Fee Includes:** Common Area Maintenance**Builder Name:** Windy Brook**Construction:** 3 Side Masonry, Brick Veneer, HardiPlank Type, Stucco**Dining Description:** Dining L, Kit/Din Combo**Fence:** Fenced Private Yard**Fireplace Features:** Formal Living, Kitchen**Flooring:** Carpet, Tile - Hard, Wood**Foundation Details:** Pilings, See Agent**HOA Name:** Lofts at St. Stephen**HOA Requirement:** Mandatory**Heating:** Central Heat, Natural Gas**Interior Features:** Ceiling-Vaulted, Lighting Recessed, See Agent, Smoke Detector, Wired For Security**Kitchen:** Center Island, Corian Type Counters, Silestone Counters**Kitchen Appliances:** Built-In Oven(s), Cook Top Gas, Dishwasher, Exhaust Fan Vented, Microwave Oven, Self Cleaning Oven, Water Heater Tankless**Listing Financing:** Cash, Conventional, See Agent**Lot Features:** Interior**Master Description:** Double Vanity, Garden Tub, Separate Shower, Walk-In Closet, Walk-in Shower**Parking Features:** Garage, On-Site Parking**Region:** Austin - East**Roof:** Composition Shingle, Metal**Rooms:** Screened Patio/Porch, Storage**Sewer:** City at Street**Sprinkler System:** true**Utilities:** Electricity on Property, Natural Gas on Property, Phone on Property, Underground**View:** No View**Virtual Tour URL Unbrand:** [Link](#)

Remarks

No Description for this property.

5006 Pecan Springs Rd #4 Austin, TX 78723

MLS #2748121

\$519,000

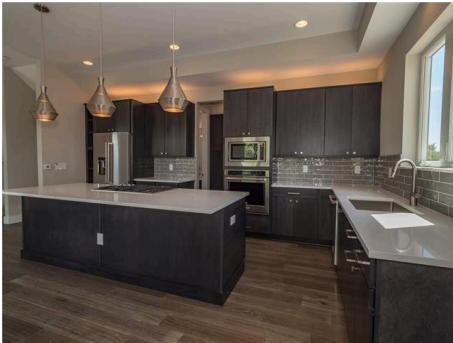
EXPIRED 7/8/17

3 Beds 3 Baths

Year Built 2017

2,013 Sq. Ft. (\$258 / sqft)

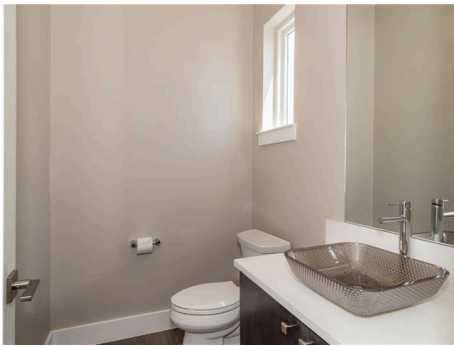
Days on market: 340



5006 Pecan Springs Rd #4

Austin, TX 78723

MLS #2748121



5006 Pecan Springs Rd #8

Austin, TX 78723

MLS #3263827

\$459,000
EXPIRED 2/12/18

3 Beds 3 Baths
Year Built 2017
1,760 Sq. Ft. (\$261 / sqft)

Days on market: 89


Details

Prop Type: Townhouse

County: Travis

Area: 3

Subdivision: St. Stephens
Lofts

Full baths: 2.0

Half baths: 1.0

Lot Dim: 1.540

Garages: 2

List date: 2/12/18

Expired date: 2/12/18

Off-market date: 6/12/18

Updated: Jun 12, 2018 7:01 PM

List Price: \$459,000

Orig list price: \$459,000

Assoc Fee: \$150

School District: Austin ISD

High: Reagan

Elementary: Blanton

Features

AC: Central Air

Association Fee Includes:
Common Area Maintenance

Builder Name: Windy Brook

Construction: 3 Side
Masonry, Brick Veneer,
HardiPlank Type, Stucco

Dining Description: Dining L,
Kit/Din Combo

Fence: Fenced Private Yard

Fireplace Features: Formal
Living, Kitchen

Flooring: Carpet, Tile - Hard,
Wood

Foundation Details: Pilings,
See Agent

HOA Name: Lofts at St.
Stephen

HOA Requirement:
Mandatory

Heating: Central Heat,
Natural Gas

Interior Features: Ceiling-
Vaulted, Lighting Recessed,
See Agent, Smoke Detector,
Wired For Security

Kitchen: Center Island,
Corian Type Counters,
Silestone Counters

Kitchen Appliances: Built-In
Oven(s), Cook Top Gas,
Dishwasher, Exhaust Fan
Vented, Microwave Oven,
Self Cleaning Oven, Water
Heater Tankless

Listing Financing: Cash,
Conventional, See Agent

Lot Features: Interior, See
Agent

Master Description: Double
Vanity, Garden Tub, Separate
Shower, Walk-In Closet, Walk-
in Shower

Parking Features: Garage,

On-Site Parking
Region: Austin - East

Roof: Composition Shingle,
Metal

Rooms: Screened Patio/
Porch, Storage

Sewer: City at Street

Sprinkler System: true

Utilities: Electricity on
Property, Natural Gas on
Property, Phone on Property,
Underground

View: No View

Remarks

No Description for this property.

5006 Pecan Springs Rd #8

Austin, TX 78723

MLS #3263827

\$459,000

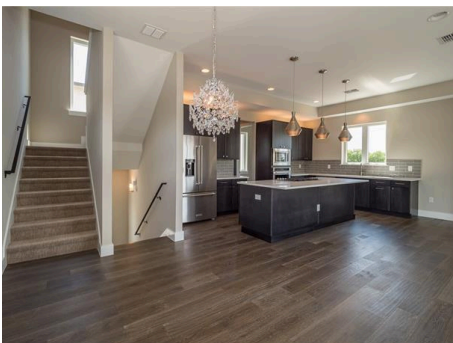
EXPIRED 2/12/18

3 Beds 3 Baths

Year Built 2017

1,760 Sq. Ft. (\$261 / sqft)

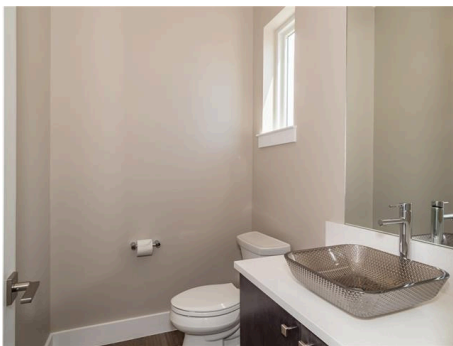
Days on market: 89



5006 Pecan Springs Rd #8

Austin, TX 78723

MLS #3263827



4800 Blueberry Trl

Austin, TX 78723

MLS #3969883

\$355,000**EXPIRED** 10/16/17**3 Beds 2 Baths****Year Built 1960****1,394 Sq. Ft.** (\$255 / sqft)**Days on market: 77**

Details

Prop Type: House**County:** Travis**Area:** 3**Subdivision:** Manor Hills Sec 07**Full baths:** 1.0**Half baths:** 1.0**Acres:** 0.316**Lot Dim:** 54x139x133x181**Lot Size:** 0.316**List date:** 10/16/17**Expired date:** 10/16/17**Off-market date:** 12/3/17**Updated:** Jun 13, 2018 7:01 PM**List Price:** \$355,000**Orig list price:** \$375,000**Taxes:** \$4,419**School District:** Austin ISD**High:** Reagan**Elementary:** Blanton

Features

AC: Central Air**Construction:** 1 Side Masonry**Dining Description:**

Breakfast Area, Kit/Din Combo

Exterior Features: Patio-Uncovered**Fence:** Cedar, Chain Link, Partial, Wood**Flooring:** No Carpet, Tile - Hard, Wood**Foundation Details:** Slab**Heating:** Central Heat**Interior Features:** Indoor Utilities, Lighting Recessed, Smoke Detector, Walk-In Closet**Kitchen:** Breakfast Area, Open to Family Room**Kitchen Appliances:** Cook Top Gas, Dishwasher, Disposal, Microwave Oven, Range-Free Standing, Self Cleaning Oven, Single Oven, Stainless Steel, Water Heater Gas**Laundry Facilities:** Dryer Connection - Electric, Utility/

Laundry Room, Washer Connections

Listing Financing: Cash, Conventional, FHA, VA**Lot Features:** Interior, Level, Wooded**Master Description:** Half Bath, Walk-In Closet**Parking Features:** Outside**Region:** Austin - East**Restrictions:** City Restrictions, Covenant, Deed Restrictions**Roof:** Composition Shingle**Rooms:** Family, Utility**Sewer:** City on Property**Sprinkler System:** false**Trees:** Large (Over 40 Ft), Medium (20 Ft - 40 Ft)**Utilities:** Electricity on Property, Natural Gas on Property**View:** No View**Virtual Tour URL Unbrand:** [Link](#)

Remarks

Wow Great new price - owner wants an offer! Newly Extensively Remodeled Charmer in Manor Hills with Modern finishes throughout. Your Dream Home - perfect for entertaining. Updated appliances, countertops, cabinets and tile flooring throughout. Spacious kitchen/living/dining, open plan with extensive natural lighting. Huge backyard on Culdesac street. Easy access to 183, Manor Rd. Come take a look at this beauty!!Charming 3 bedroom 1.5 bath nestled into a picturesque setting with large mature trees.

4800 Blueberry Trl

Austin, TX 78723

MLS #3969883

\$355,000

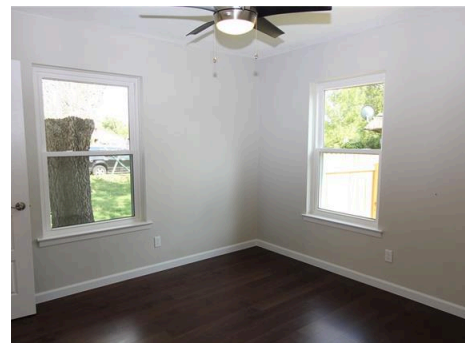
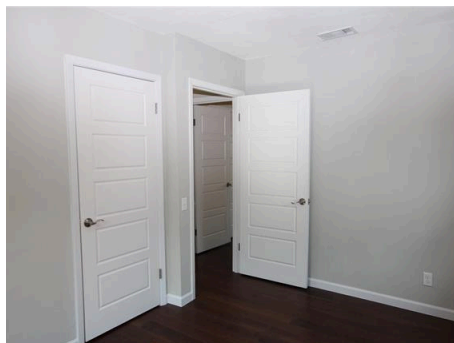
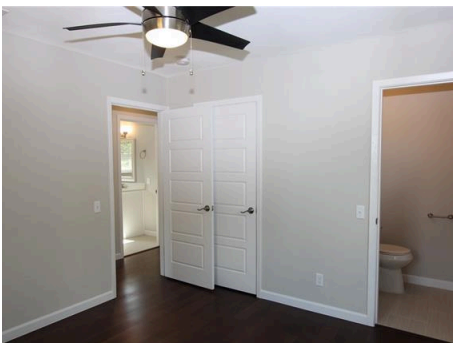
EXPIRED 10/16/17

3 Beds 2 Baths

Year Built 1960

1,394 Sq. Ft. (\$255 / sqft)

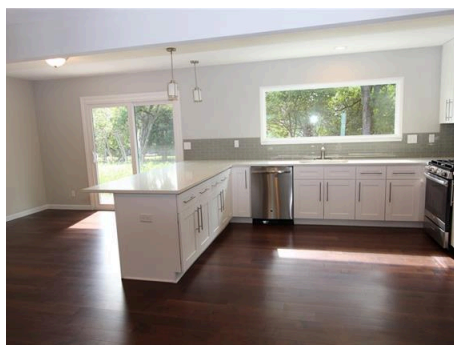
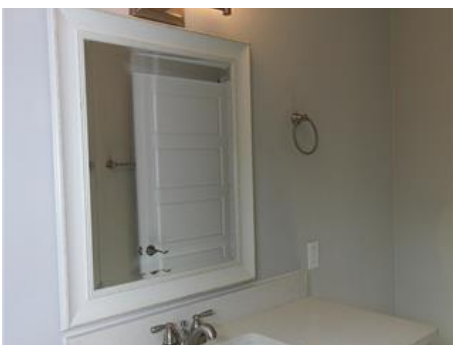
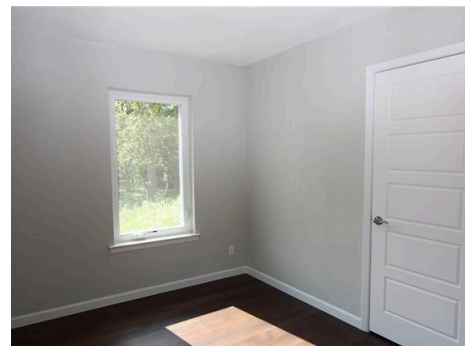
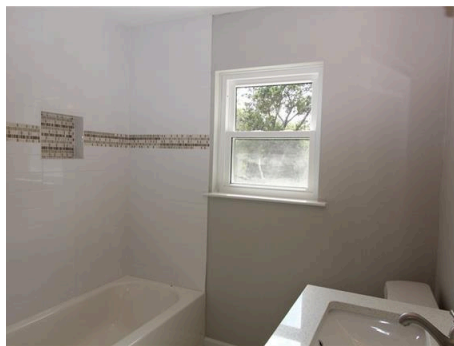
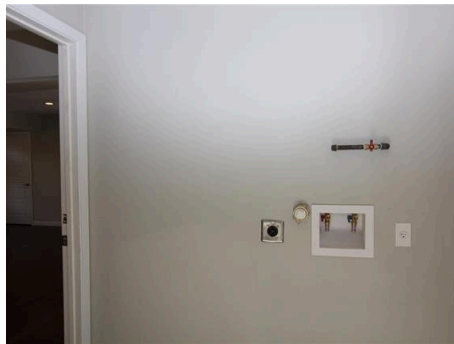
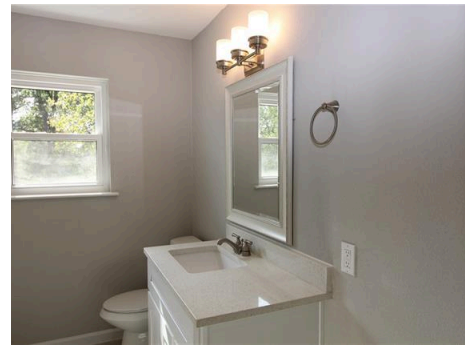
Days on market: 77

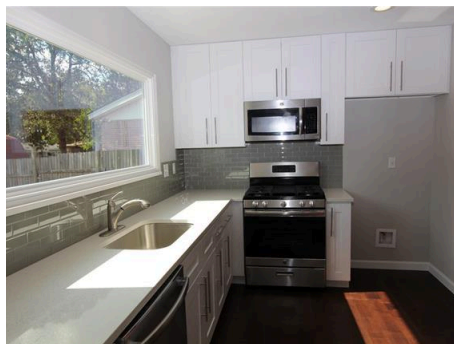


4800 Blueberry Trl

Austin, TX 78723

MLS #3969883





5006 PecanSprings Rd #7

Austin, TX 78723

MLS #6575025

\$554,500**EXPIRED** 5/7/18**3 Beds 3 Baths****Year Built 2016****2,013 Sq. Ft.** (\$275 / sqft)**Days on market: 14**

Details

Prop Type: Attached 1/2 Duplex
County: Travis
Area: 3
Subdivision: The Lofts at St. Stephens

Full baths: 2.0
Half baths: 1.0
Acres: 1.54
Lot Size: 1.54
Garages: 2

List date: 5/7/18
Expired date: 5/7/18
Off-market date: 5/20/18
Updated: May 20, 2018 7:01 PM
List Price: \$554,500

Orig list price: \$554,500
Assoc Fee: \$150
School District: Austin ISD
High: Reagan
Elementary: Blanton

Features

AC: Central Air
Area Amenities: Cluster Mailbox, Common Grounds
Association Fee Includes: Common Area Maintenance
Builder Name: Windy Brooke Development
Construction: 3 Side Masonry, Brick Veneer, HardiPlank Type
Dining Description: Liv/Din Combo
Exterior Features: Decorative Pond, Patio-Covered, Porch-Enclosed, Private BackYard
Faces: North

Fence: Cedar
Fireplace Features: Gas Log Fireplace, Glass Doors, Living Room
Flooring: Carpet, Tile - Hard, Wood
Foundation Details: Pilings, Slab
Gated Community: true
HOA Name: Lofts @ St. Stephens
HOA Requirement: Mandatory
Heating: Central Heat
Horses: false

Interior Features: Ceiling-High, Smoke Detector, Walk-In Closet, Wired For Security
Kitchen: Center Island, Corian Type Counters, Granite/Marble Counters, Open to Family Room
Kitchen Appliances: Built-In Oven(s), Cook Top Gas, Dishwasher, Disposal, Exhaust Fan Vented, Microwave Oven, Self Cleaning Oven, Single Oven, Water Heater Tankless
Laundry Facilities: Dryer Connection - Gas, Main Level, Utility/Laundry Room,

Washer Connections
Listing Financing: Cash, Conventional, FHA, VA
Master Description: Double Vanity, Garden Tub
Outdoor Living Features: Screened Porch
Parking Features: 1 Reserved, Attached, Door Opener
Region: Austin - East
Restrictions: City Restrictions, Covenant, Deed Restrictions
Roof: Composition Shingle, Metal

Rooms: Pantry, Screened
Patio/Porch
Sewer: City at Street

Sprinkler System: true
Trees: Small (Under 20 Ft)

Utilities: Electricity on
Property, Natural Gas on
Property, Phone on Property

View: No View

Remarks

Beautiful never lived in 2 Bed + Attached Studio, 2.5 bath free standing condo features gas cooking, quartz counters, high end finishes, 2 car garage, private yard & spacious terraces off living and master suite. Attached mother in law suite with private entrance & separate parking space. Meter Separately. Use suite as a home office, rental property, for an au pair and more. Close proximity to DT, East Side Eateries and Mueller.

5006 PecanSprings Rd #7

Austin, TX 78723

MLS #6575025

\$554,500

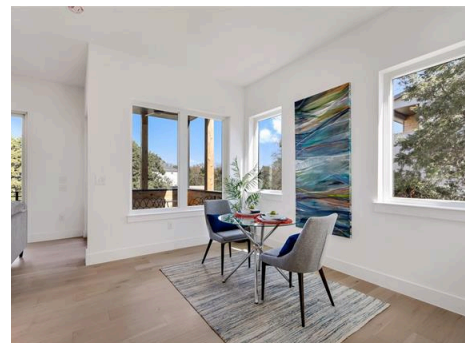
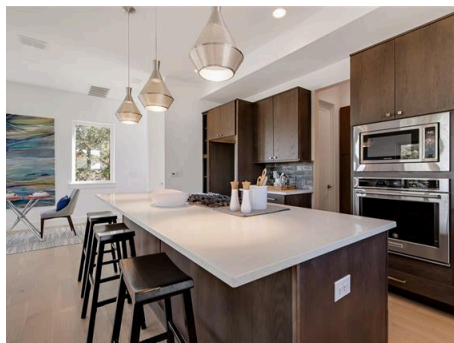
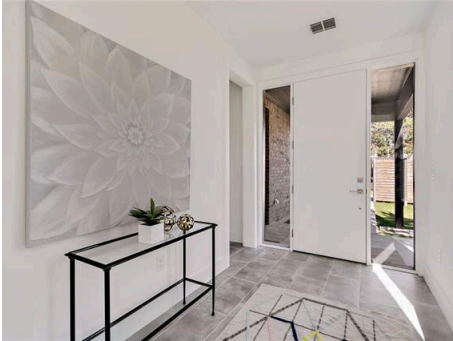
EXPIRED 5/7/18

3 Beds 3 Baths

Year Built 2016

2,013 Sq. Ft. (\$275 / sqft)

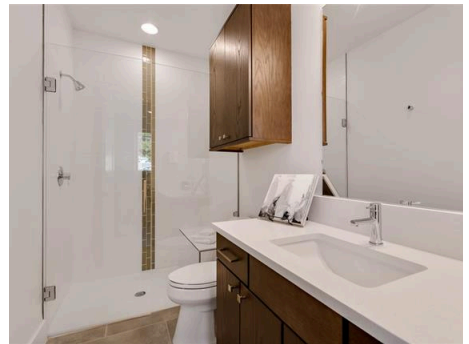
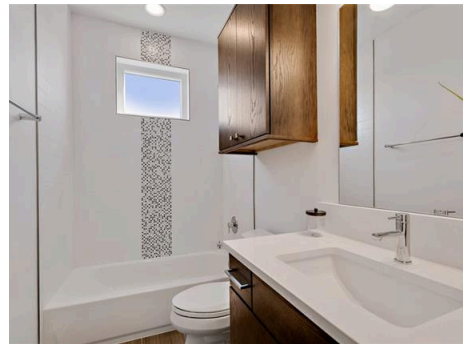
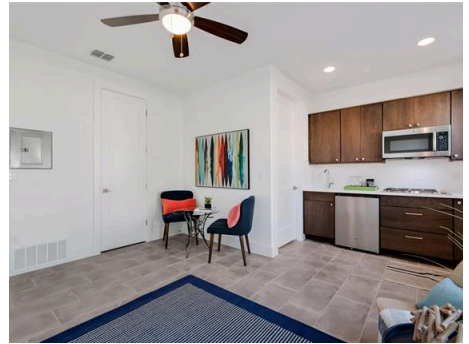
Days on market: 14

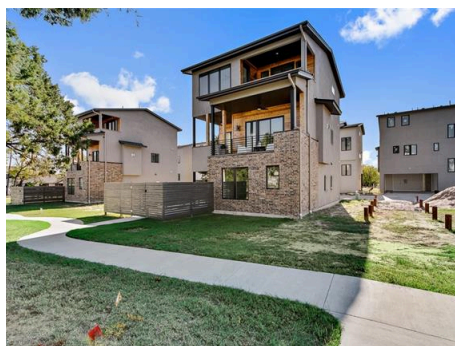
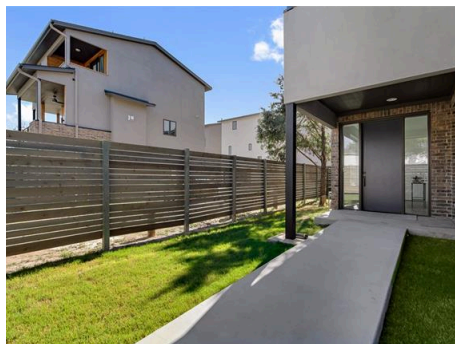
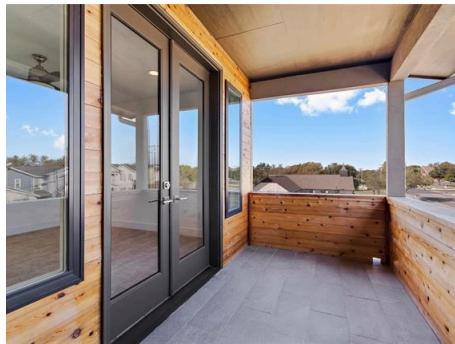


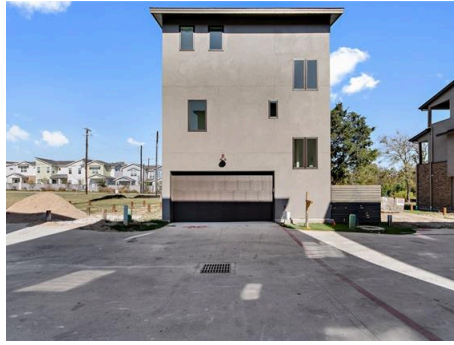
5006 PecanSprings Rd #7

Austin, TX 78723

MLS #6575025







4707 Creekwood Rd

Austin, TX 78723

MLS #7202177

\$299,900
WITHDRAWN 10/25/18

3 Beds 2 Baths
Year Built 1960
1,390 Sq. Ft. (\$216 / sqft)

Days on market: 22


Details

Prop Type: House

County: Travis

Area: 3

Subdivision: Manor Hills

Full baths: 2.0

Acres: 0.18

Lot Size: 0.18

List date: 10/25/18

Withdrawn date: 10/25/18

Off-market date: 11/16/18

Updated: Nov 21, 2018 6:16 AM **High:** Reagan

List Price: \$299,900

Elementary: Blanton

Orig list price: \$299,900

Taxes: \$4,277

School District: Austin ISD

Features

AC: Central Air

Builder Name: unknown

Construction: Frame, Stone Veneer, Vinyl Siding

Dining Description:
Breakfast Area, Kit/Din Combo

Fence: Chain Link, Wood

Flooring: Carpet, Laminate, Linoleum, Tile - Hard

Foundation Details: Slab

Heating: See Agent

Interior Features: Built-in Book Cases, Indoor Utilities

Kitchen Appliances: Cook Top Gas, Dishwasher, Double Oven, Refrigerator

Listing Financing: Cash, Conventional, VA

Master Description: Full Bath

Parking Features: 2 Car Carport, On-Site Parking

Region: Austin - East

Roof: Composition Shingle

Sewer: See Agent

Sprinkler System: false

Utilities: Electricity on Property, See Agent

View: No View

Remarks

Just east of the Mueller neighborhood! CLEAN 3Bed/2Ba in an up-and-coming area. Less than 5 miles from downtown Austin and 3 miles from Univ. of TX campus. Close to hospitals, shopping, food, parks and a public golf course. Large Master Bedroom with En Suite Bath. Good floorpan with indoor laundry hookups. Large Kitchen/Dining area, covered carport and ample backyard. Great opportunity to get into a move-in ready home in a trending neighborhood and put your own touches on it!

4707 Creekwood Rd

Austin, TX 78723

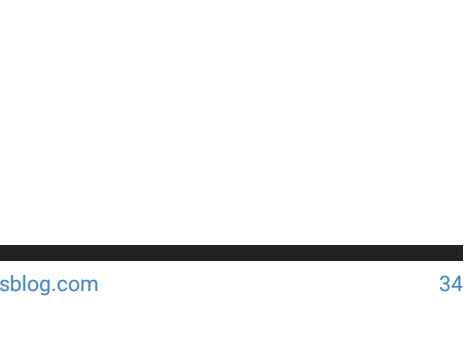
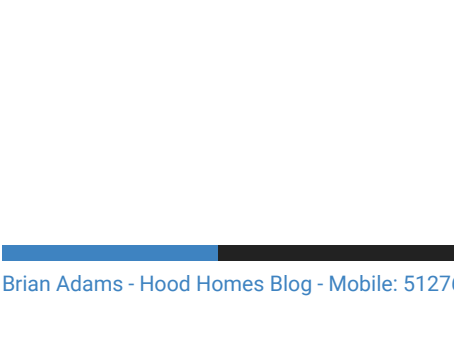
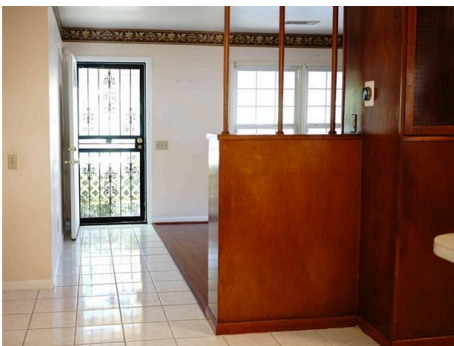
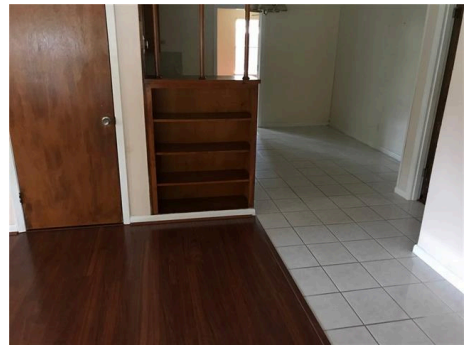
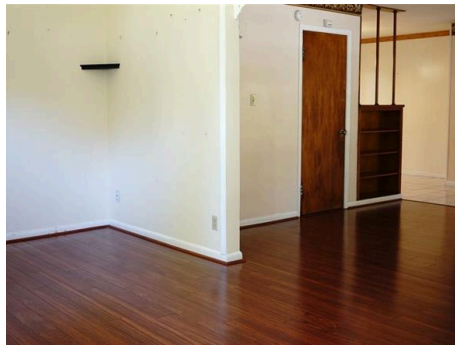
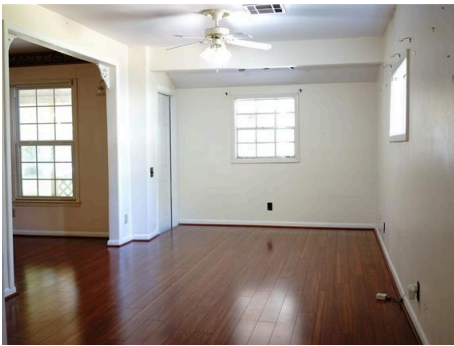
MLS #7202177

\$299,900**WITHDRAWN** 10/25/18**3 Beds 2 Baths****Year Built 1960****1,390 Sq. Ft. (\$216 / sqft)****Days on market: 22**

4707 Creekwood Rd

Austin, TX 78723

MLS #7202177



4804 Blueberry Trl

Austin, TX 78723

MLS #7211237

\$374,000
WITHDRAWN 5/2/18

3 Beds 2 Baths
Year Built 1960
1,620 Sq. Ft. (\$231 / sqft)

Days on market: 85


Details

Prop Type: House

County: Travis

Area: 3

Subdivision: Manor Hills Sec 07

Full baths: 2.0

Acres: 0.204

Lot Size: 0.204

Garages: 2

List date: 5/2/18

Withdrawn date: 5/2/18

Off-market date: 7/26/18

Updated: Jul 26, 2018 11:00 PM

List Price: \$374,000

Orig list price: \$394,000

Taxes: \$7,540

School District: Austin ISD

High: Reagan

Elementary: Blanton

Features

AC: Central Air

Construction: All Sides Masonry

Dining Description: Breakfast Area, Formal Dining Room

Fence: Chain Link

Flooring: Tile - Hard, Vinyl Sheet, Wood

Foundation Details: Slab

Heating: Central Heat

Horses: false

Interior Features: Ceiling-Vaulted, Indoor Utilities, Smoke Detector

Kitchen: Breakfast Area, Breakfast Bar, Open to Family Room

Kitchen Appliances: Cook Top Gas, Dishwasher, Disposal, Dryer, Exhaust Fan Vented, Microwave Oven, Range-Free Standing, Refrigerator, Self Cleaning Oven, Washer, Water Heater Gas

Laundry Facilities: Dryer Connection - Gas, Utility/Laundry Room, Washer Connections

Listing Financing: Cash, Conventional

Lot Features: Curbs, Drought Tolerant Landscaping, Level, Public Maintained Road

Master Description: 2 Closets, Full Bath

Parking Features: Detached, Door Opener, Entry-Side

Region: Austin - East

Restrictions: Easement/R.O.W.

Roof: Composition Shingle

Rooms: Formal Living, Utility

Sewer: City at Street

Sprinkler System: false

Trees: Large (Over 40 Ft)

Utilities: Electricity on Property, See Agent

View: No View

Remarks

Enjoy quiet city living in close-in neighborhood on cul-de-sac street. Rooms open to huge updated kitchen with new cabinets, granite counters, free standing vent hood, gas range and large stainless steel sink. Wood and tile floors throughout, no carpet. Updated bathrooms. Large master has plenty of storage with 3 closets. Huge detached garage with new siding has room for tools and a workshop; a handy person's dream. Great outdoor entertaining space with mature trees, large patio and swing.

4804 Blueberry Trl

Austin, TX 78723

MLS #7211237

\$374,000

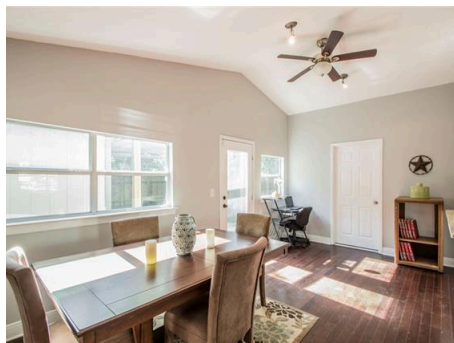
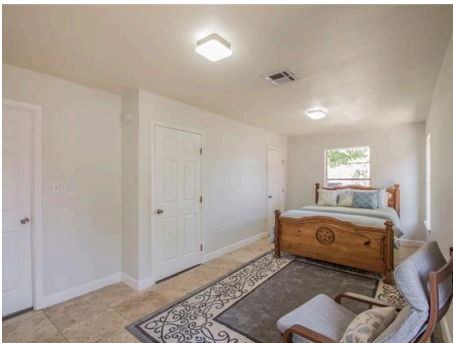
WITHDRAWN 5/2/18

3 Beds 2 Baths

Year Built 1960

1,620 Sq. Ft. (\$231 / sqft)

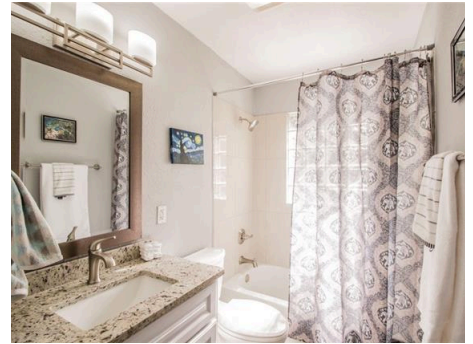
Days on market: 85



4804 Blueberry Trl

Austin, TX 78723

MLS #7211237



3205 E 51 St

Austin, TX 78723

MLS #4185344

\$470,000

WITHDRAWN 7/5/17

3 Beds 3 Baths

Year Built 2017

1,682 Sq. Ft. (\$279 / sqft)

Days on market: 254



Details

Prop Type: House**County:** Travis**Area:** 3**Subdivision:** St Stephens Square Phase 4**Full baths:** 2.0**Half baths:** 1.0**Acres:** 1.1**Lot Dim:** 0**Lot Size:** 1.1**Garages:** 2**List date:** 7/5/17**Withdrawn date:** 7/5/17**Off-market date:** 3/16/18**Updated:** Mar 19, 2018 4:30 AM**List Price:** \$470,000**Orig list price:** \$495,000**School District:** Austin ISD**High:** Reagan**Elementary:** Blanton

Features

AC: Central Air**Area Amenities:** Walk/Bike/Hike/Jog Trail(s)**Builder Name:** Windy Brook**Construction:** See Agent**Dining Description:** Formal Dining Room, Kit/Din Combo**Disability Features Desc:** Hand Rails**Distanceto Metro:** 0 - .5 Mile**Exterior Features:** Patio-Covered, Porch-Open, Private BackYard**Faces:** East**Fence:** Cedar**Fireplace Features:** Formal Living**Flooring:** Carpet, Tile - Hard, Wood**Foundation Details:** Pilings, Slab**Gated Community:** false**Heating:** Central Heat**Horses:** false**Interior Features:** Ceiling-High, Smoke Detector, Walk-In Closet**Kitchen:** Breakfast Bar, Natural Stone Counters, Walk-in Pantry**Kitchen Appliances:** Built-In Oven(s), Cook Top Gas, Dishwasher, Disposal, Exhaust Fan Vented, Microwave Oven, Range-Free Standing, Stainless Steel, Water Heater Tankless**Laundry Facilities:** Dryer Connection - Electric, Main Level, Sink, Stackable W/D Connections, Washer Connections**Listing Financing:** Cash, Conventional**Master Description:** Double Vanity, Full Bath, Garden Tub, Separate Shower**Parking Features:** Garage**Region:** Austin - East**Restrictions:** See Agent**Roof:** Composition Shingle**Rooms:** See Agent**Sewer:** City at Street**Sprinkler System:** false**Trees:** Moderate**Utilities:** Electricity on Property, Internet-Cable, Natural Gas on Property**View:** No View

Remarks

No Description for this property.

Quick CMA

4603 Windy Brook Dr

3205 E 51 St Austin, TX 78723

MLS #4185344

\$470,000

WITHDRAWN 7/5/17

3 Beds 3 Baths

Year Built 2017

1,682 Sq. Ft. (\$279 / sqft)

Days on market: 254



5101 Wayborne Hill Dr

Austin, TX 78723

MLS #2704857

\$299,900
WITHDRAWN 5/2/18

3 Beds 2 Baths
Year Built 1970
1,122 Sq. Ft. (\$267 / sqft)

Days on market: 125


Details

Prop Type: House

County: Travis

Area: 3

Subdivision: Marymount

Full baths: 1.0

Half baths: 1.0

Acres: 0.166

Lot Size: 0.166

Garages: 2

List date: 4/18/18

Withdrawn date: 5/2/18

Off-market date: 10/5/18

Updated: Oct 5, 2018 10:26 AM

List Price: \$299,900

Orig list price: \$299,900

Taxes: \$5,950

School District: Austin ISD

High: Reagan

Elementary: Pecan Springs

Features

AC: Central Air

Dining Description:
Breakfast Area

Fence: Wood

Foundation Details: Slab

Heating: Central Heat

Listing Financing: Cash,
Conventional, FHA, VA

Parking Features: Attached

Region: Austin - East

Roof: Composition Shingle

Sewer: City at Street

Utilities: Electricity on
Property, Internet-Cable

Remarks

No Description for this property.

5101 Wayborne Hill Dr

Austin, TX 78723

MLS #2704857

\$299,900

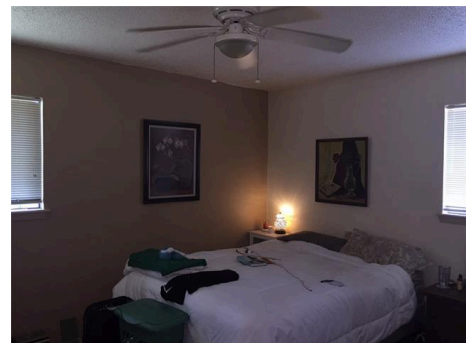
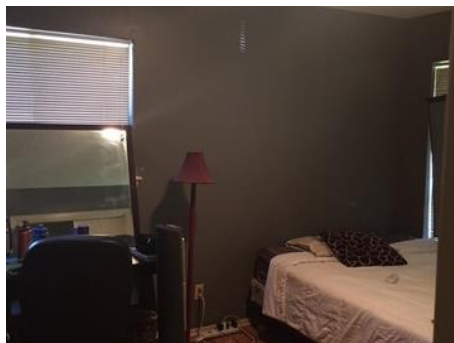
WITHDRAWN 5/2/18

3 Beds 2 Baths

Year Built 1970

1,122 Sq. Ft. (\$267 / sqft)

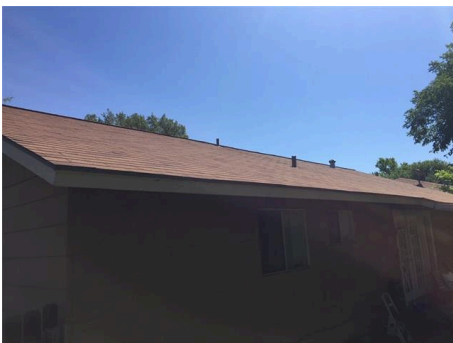
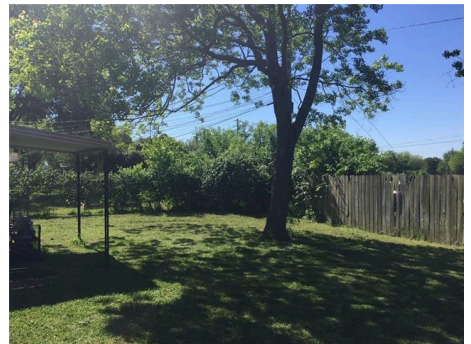
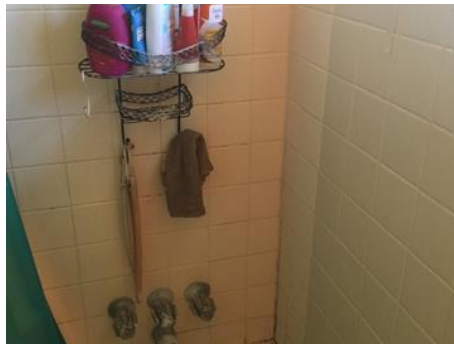
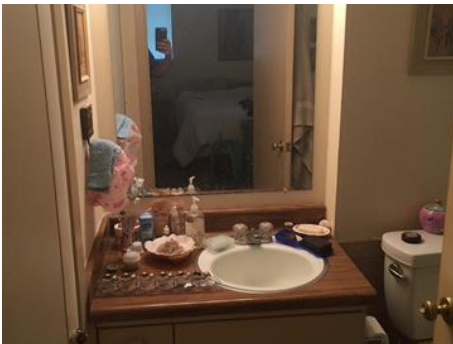
Days on market: 125

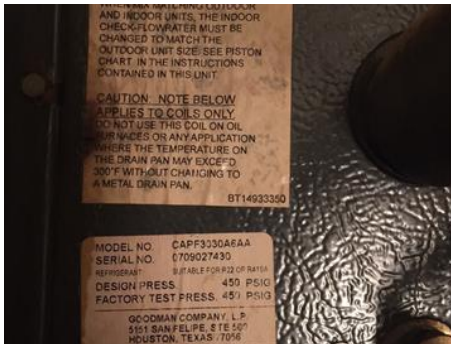


5101 Wayborne Hill Dr

Austin, TX 78723

MLS #2704857





4802 Creekwood Rd

Austin, TX 78723

MLS #3915355

\$364,000
WITHDRAWN 8/9/18

3 Beds 2 Baths
Year Built 1959
1,274 Sq. Ft. (\$286 / sqft)

Days on market: 32


Details

Prop Type: House

County: Travis

Area: 3

Subdivision: Manor Hills Sec 06

Full baths: 2.0

Acres: 0.256

Lot Size: 0.256

List date: 8/9/18

Withdrawn date: 8/9/18

Off-market date: 9/10/18

Updated: Sep 10, 2018 6:10 PM **High:** Reagan

List Price: \$364,000

Elementary: Blanton

Orig list price: \$370,000

Taxes: \$6,732

School District: Austin ISD

Features

AC: Central Air

Construction: 1 Side Masonry

Dining Description: Kit/Din Combo

Fence: Chain Link

Flooring: See Agent

Foundation Details: Slab

Heating: Central Heat

Interior Features: None

Kitchen: Breakfast Area

Kitchen Appliances: Range-Free Standing

Laundry Facilities: Carport

Listing Financing: Cash, Conventional, FHA, VA

Lot Features: Interior

Master Description: Full Bath

Parking Features: 2 Car Carport

Region: Austin - East

Roof: Composition Shingle

Rooms: Basement

Sewer: City on Property

Sprinkler System: false

Trees: Medium (20 Ft - 40 Ft)

Utilities: Electricity on Property

View: Creek/Stream, Greenbelt, Woods

Remarks

This one is going quick! Great location and PRICED TO SALE! Beautiful home near downtown for only 370k on quarter acre lot. COMPLETE REMODEL!!! Close to Mueller, UT, Dell Children's Hospital, Downtown Austin, entertainment and great food. Three bedrooms, two baths, plus an extra bonus room on back bottom floor for storage. Very private and no neighbors

behind house. Very unique home nestled away in it's own little oasis of east Austin.

4802 Creekwood Rd

Austin, TX 78723

MLS #3915355

\$364,000

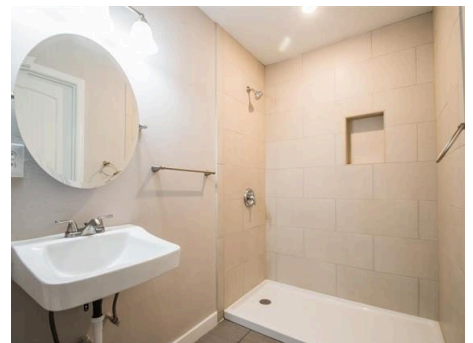
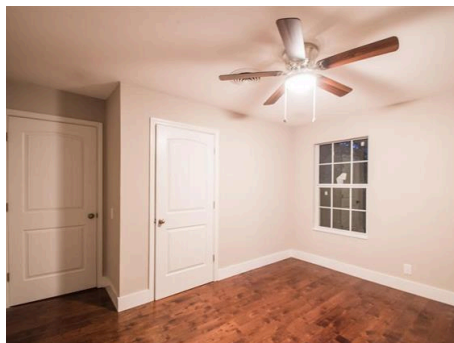
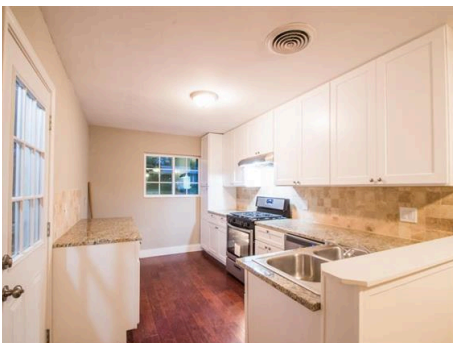
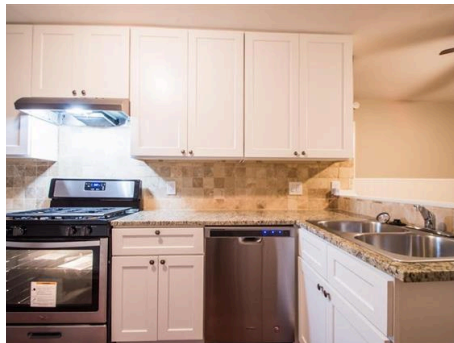
WITHDRAWN 8/9/18

3 Beds 2 Baths

Year Built 1959

1,274 Sq. Ft. (\$286 / sqft)

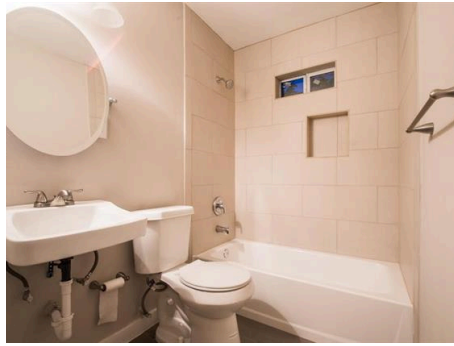
Days on market: 32



4802 Creekwood Rd

Austin, TX 78723

MLS #3915355



4909 Blueberry Trl

Austin, TX 78723

MLS #6262326

\$349,000**WITHDRAWN** 5/10/18**3 Beds 2 Baths****Year Built 1959****1,380 Sq. Ft.** (\$253 / sqft)**Days on market: 143**

Details

Prop Type: House**County:** Travis**Area:** 3**Subdivision:** Manor Hills Sec 06**Full baths:** 1.0**Half baths:** 1.0**Acres:** 0.208**Lot Size:** 0.208**List date:** 5/10/18**Withdrawn date:** 5/10/18**Off-market date:** 9/30/18**Updated:** Oct 9, 2018 4:47 AM**List Price:** \$349,000**Orig list price:** \$349,000**Taxes:** \$6,009**School District:** Austin ISD**High:** Reagan**Elementary:** Blanton

Features

AC: Central Air**Construction:** Brick Veneer**Dining Description:** Liv/Din Combo**Exterior Features:** Patio-Covered, Porch-Open, Private BackYard**Fence:** Chain Link**Flooring:** Linoleum, Tile - Hard**Foundation Details:** Slab**Gated Community:** false**Heating:** Central Heat**Horses:** false**Interior Features:** Built-in Book Cases**Kitchen:** Breakfast Bar, Corian Type Counters, Open to Family Room**Kitchen Appliances:** Dishwasher, Disposal, Double Oven, Microwave Oven,**Refrigerator****Laundry Facilities:** Utility/Laundry Room**Listing Financing:** Cash, Conventional, FHA, VA**Master Description:** Walk-In Closet**Parking Features:** N/A**Region:** Austin - East**Roof:** Composition Shingle**Sewer:** City at Street**Sprinkler System:** false**Trees:** Large (Over 40 Ft), Moderate**Utilities:** Electricity Available, Natural Gas Available**View:** No View

Remarks

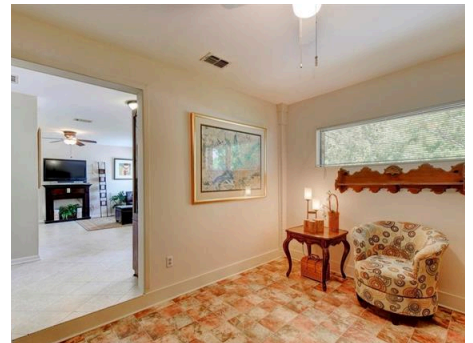
What a nicely updated home in hot hot East Austin. Solid brick construction and interior charm with touches like the

vintage bathroom tiles. Located a hop and skip away from golf, climbing, restaurants, Mueller, and I-35. The home gets so much natural light, and sits on an oversized lot. Updated appliances - double oven and dishwasher never used! No carpet. Relax under the covered back porch in the shaded yard.

4909 Blueberry Trl

Austin, TX 78723

MLS #6262326

\$349,000**WITHDRAWN** 5/10/18**3 Beds 2 Baths****Year Built 1959****1,380 Sq. Ft. (\$253 / sqft)****Days on market: 143**

4909 Blueberry Trl

Austin, TX 78723

MLS #6262326



5006 Pecan Springs Rd #7

Austin, TX 78723

MLS #6760622

\$499,000
WITHDRAWN 11/21/17

3 Beds 3 Baths
Year Built 2016
2,013 Sq. Ft. (\$248 / sqft)

Days on market: 351


Details

Prop Type: House

County: Travis

Area: 3

Subdivision: The Lofts at St. Stephens

Full baths: 2.0

Half baths: 1.0

Acres: 1.54

Lot Size: 1.54

Garages: 2

List date: 11/21/17

Withdrawn date: 11/21/17

Off-market date: 11/27/18

Updated: Nov 28, 2018 1:23 AM

List Price: \$499,000

Orig list price: \$557,000

Assoc Fee: \$150

School District: Austin ISD

High: Reagan

Elementary: Blanton

Features

AC: Central Air

Area Amenities: Cluster Mailbox, Common Grounds

Association Fee Includes: Common Area Maintenance

Builder Name: Windy Brooke Development

Construction: 3 Side Masonry, Brick Veneer, HardiPlank Type

Dining Description: Liv/Din Combo

Exterior Features: Decorative Pond, Patio-Covered, Porch-Enclosed, Private BackYard

Faces: North

Fence: Cedar

Fireplace Features: Gas Log Fireplace, Glass Doors, Living Room

Flooring: Carpet, Tile - Hard, Wood

Foundation Details: Pilings, Slab

Gated Community: true

HOA Name: Lofts @ St. Stephens

HOA Requirement: Mandatory

Heating: Central Heat

Horses: false

Interior Features: Ceiling-High, Smoke Detector, Walk-In Closet, Wired For Security

Kitchen: Center Island, Corian Type Counters, Granite/Marble Counters, Open to Family Room

Kitchen Appliances: Built-In Oven(s), Cook Top Gas, Dishwasher, Disposal, Exhaust Fan Vented, Microwave Oven, Self Cleaning Oven, Single Oven, Water Heater Tankless

Laundry Facilities: Dryer Connection - Gas, Main Level, Utility/Laundry Room,

Washer Connections
Listing Financing: Cash, Conventional, FHA, VA

Master Description: Double Vanity, Garden Tub

Outdoor Living Features: Screened Porch

Parking Features: 1 Reserved, Attached, Door Opener

Region: Austin - East

Restrictions: City Restrictions, Covenant, Deed Restrictions

Roof: Composition Shingle, Metal

Rooms: Pantry, Screened
Patio/Porch
Sewer: City at Street

Sprinkler System: true
Trees: Small (Under 20 Ft)

Utilities: Electricity on
Property, Natural Gas on
Property, Phone on Property

View: No View

Remarks

Beautiful never lived in 2 Bed + Attached Studio, 2.5 bath free standing condo features gas cooking, quartz counters, high end finishes, 2 car garage, private yard & spacious terraces off living and master suite. Attached mother in law suite with private entrance & separate parking space. Meter Separately. Use suite as a home office, rental property, for an au pair and more. Close proximity to DT, East Side Eateries and Mueller.

5006 Pecan Springs Rd #7

Austin, TX 78723

MLS #6760622

\$499,000

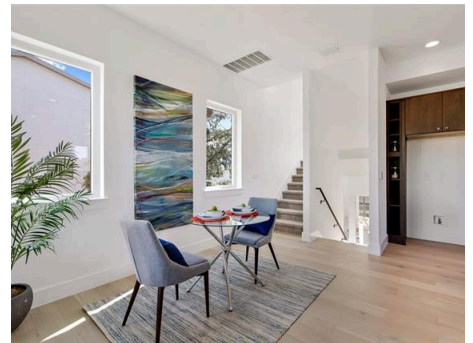
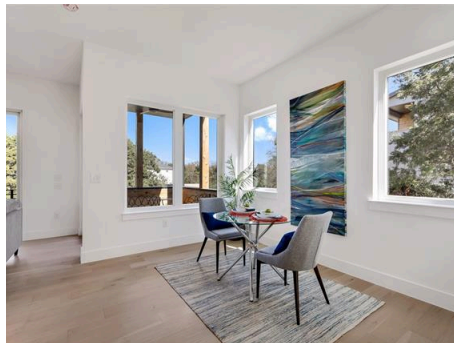
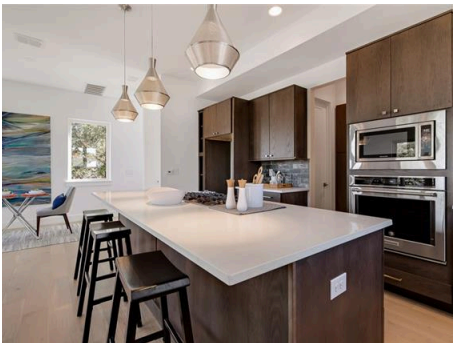
3 Beds 3 Baths

2,013 Sq. Ft. (\$248 / sqft)

WITHDRAWN 11/21/17

Year Built 2016

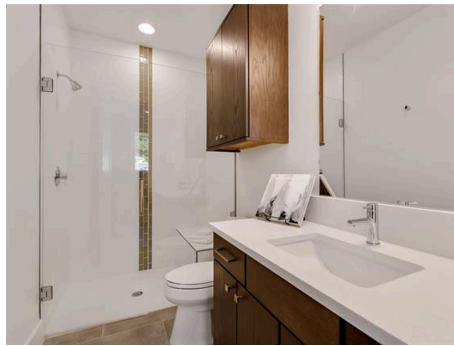
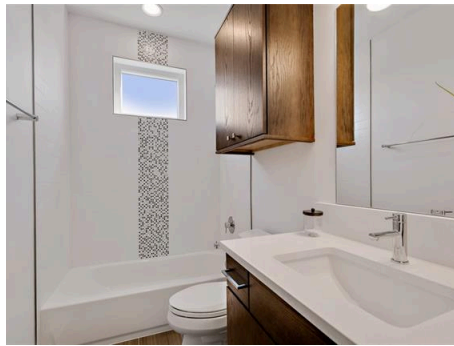
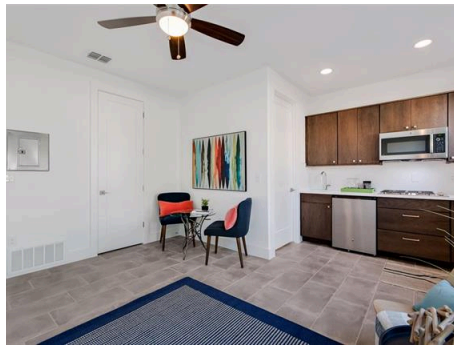
Days on market: 351

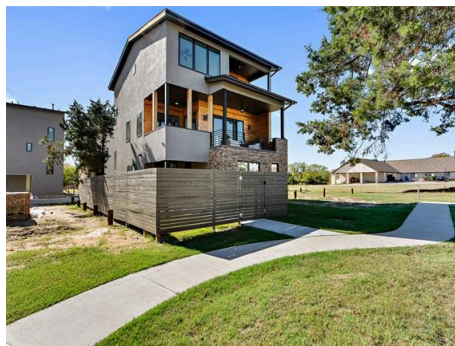
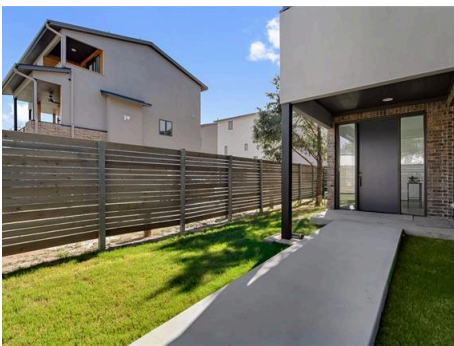


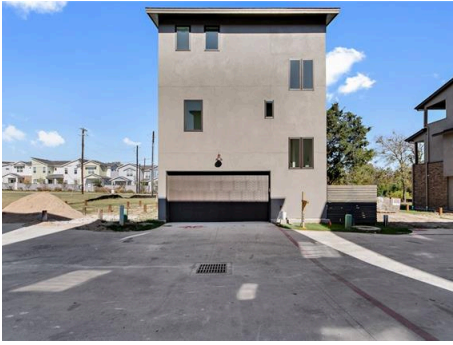
5006 Pecan Springs Rd #7

Austin, TX 78723

MLS #6760622







5006 Pecan Springs Rd #2 Austin, TX 78723

MLS #1341140

\$499,000**SOLD** 4/9/18**3 Beds 3 Baths****Year Built 2017****2,013 Sq. Ft.** (\$248 / sqft)**Days on market: 295**

Details

Prop Type: Condo**County:** Travis**Area:** 3**Subdivision:** St. Stephens
Lofts**Full baths:** 2.0**Half baths:** 1.0**Lot Dim:** 1.540**Garages:** 2**List date:** 6/18/17**Sold date:** 4/9/18**Off-market date:** 4/9/18**Updated:** Apr 10, 2018 7:47 AM**List Price:** \$525,000**Orig list price:** \$525,000**Assoc Fee:** \$150**School District:** Austin ISD**High:** Reagan**Elementary:** Blanton

Features

AC: Central Air**Association Fee Includes:**
Common Area Maintenance**Builder Name:** Windy Brook**Construction:** 3 Side
Masonry, Brick Veneer,
HardiPlank Type, Stucco**Dining Description:** Dining L,
Kit/Din Combo**Fence:** Fenced Private Yard**Fireplace Features:** Formal
Living, Kitchen**Flooring:** Carpet, Tile - Hard,
Wood**Foundation Details:** Pilings,
Slab**HOA Name:** Lofts at St.
Stephen**HOA Requirement:**
Mandatory**Heating:** Central Heat,
Natural Gas**Interior Features:** Ceiling-
Vaulted, Lighting Recessed,
See Agent, Smoke Detector,
Wired For Security**Kitchen:** Center Island,
Corian Type Counters,
Silestone Counters**Kitchen Appliances:** Built-In
Oven(s), Cook Top Gas,
Dishwasher, Exhaust Fan
Vented, Microwave Oven,
Self Cleaning Oven, Water
Heater Tankless**Listing Financing:** Cash,
Conventional, See Agent**Lot Features:** Interior, See
Agent**Master Description:** Double
Vanity, Garden Tub, Separate
Shower, Walk-In Closet, Walk-
in Shower**Region:** Austin - East**Roof:** Composition Shingle,
Metal**Rooms:** Screened Patio/
Porch, Storage**Sewer:** City at Street**Sprinkler System:** true**Utilities:** Electricity on
Property, Natural Gas on
Property, Phone on Property,
Underground**View:** No View

Remarks

No Description for this property.

5006 Pecan Springs Rd #2 Austin, TX 78723

MLS #1341140

\$499,000

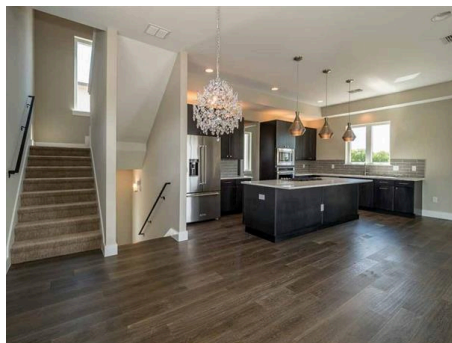
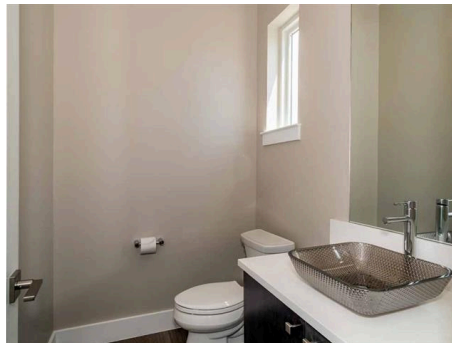
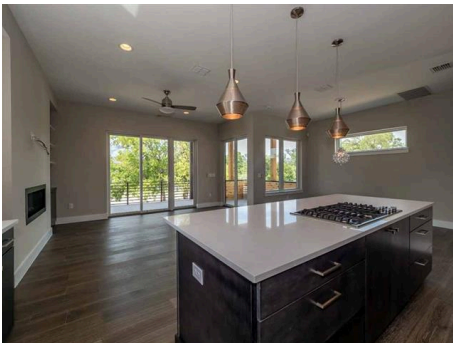
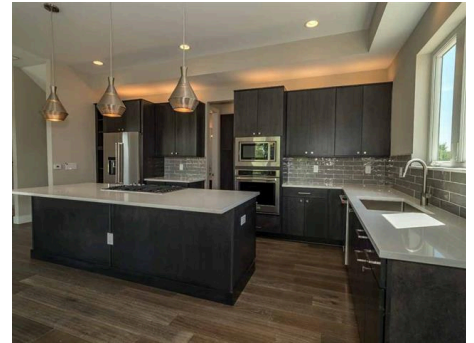
SOLD 4/9/18

3 Beds 3 Baths

Year Built 2017

2,013 Sq. Ft. (\$248 / sqft)

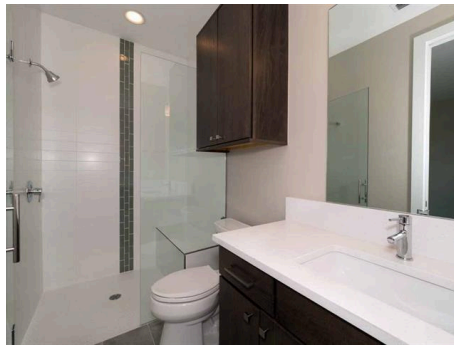
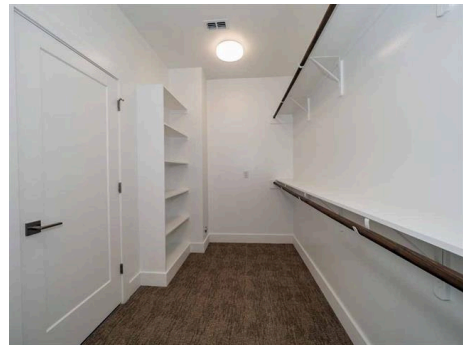
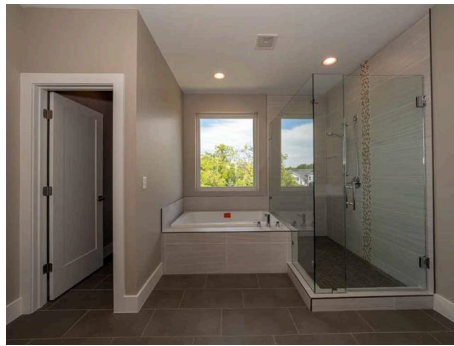
Days on market: 295



5006 Pecan Springs Rd #2

Austin, TX 78723

MLS #1341140



3405 Pecan Springs Rd

Austin, TX 78723

MLS #7064111

\$483,000
SOLD 7/13/18

3 Beds 3 Baths
Year Built 1954
1,861 Sq. Ft. (\$260 / sqft)

Days on market: 5


Details

Prop Type: House

County: Travis

Area: 3

Subdivision: Marlo Heights
Sec 01

Full baths: 2.0

Half baths: 1.0

Acres: 0.298

Lot Size: 0.298

Garages: 2

List date: 6/22/18

Sold date: 7/13/18

Off-market date: 6/27/18

Updated: Jul 16, 2018 3:04 AM

List Price: \$488,000

Orig list price: \$488,000

Taxes: \$6,062

School District: Austin ISD

High: Reagan

Elementary: Blanton

Features

AC: Window Unit

Construction: Vertical Siding

Dining Description:

 Breakfast Area, Liv/Din
Combo

Fence: Chain Link

Fireplace Features: Formal
Living, Wood Burning

Flooring: Tile - Vinyl, Wood

Foundation Details: Pier &
Beam, Slab

Heating: Floor Furnace

Horses: false

Interior Features: Ceiling-
Beam, Lighting Recessed,
Smoke Detector, Walk-In
Closet

Kitchen: Breakfast Area,
Galley Type, Open to Family
Room

Kitchen Appliances:
Convection Oven,
Dishwasher, Disposal, Energy
Star Appliances, Microwave
Oven, Range-Free Standing,
Refrigerator, Water Heater
Tankless

Laundry Facilities: Dryer
Connection - Electric, Dryer
Connection - Gas, Utility/
Laundry Room, Washer
Connections

Listing Financing: Cash,
Conventional

Lot Features: Public
Maintained Road

Master Description: 2
Closets, Full Bath, Walk-in
Shower

Parking Features: Attached,
Door Opener, Door-Multi,

Entry-Front

Region: Austin - East

Roof: Composition Shingle

Rooms: Family, Formal Living

Sewer: City at Street

Sprinkler System: false

Trees: Medium (20 Ft - 40
Ft), Moderate

Utilities: Electricity on
Property, Natural Gas on
Property

View: No View

Remarks

Enjoy your own private oasis in this beautifully remodeled home near Mueller, Downtown and UT, featuring bright open generous living space with lots of windows and stylish finishes including European cabinetry, Quartz countertops, custom built step down master closet, recessed lighting, hardwood flooring. It's perfect for entertaining with formal dining room looking onto a huge private backyard and ample parking to fit several cars in the driveway. Welcome home.

3405 Pecan Springs Rd

Austin, TX 78723

MLS #7064111

\$483,000

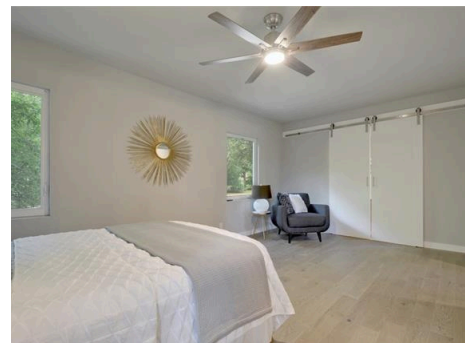
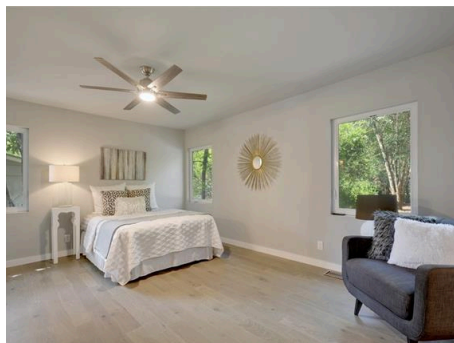
SOLD 7/13/18

3 Beds 3 Baths

Year Built 1954

1,861 Sq. Ft. (\$260 / sqft)

Days on market: 5



3405 Pecan Springs Rd

Austin, TX 78723

MLS #7064111



3108 E 51st St #801

Austin, TX 78723

MLS #8347005

\$374,990

SOLD 2/20/18

2 Beds 3 Baths

Year Built 2017

1,534 Sq. Ft. (\$244 / sqft)

Days on market: 235



Details

Prop Type: Condo**County:** Travis**Area:** 3**Subdivision:** The Grove**Full baths:** 2.0**Half baths:** 1.0**Acres:** 0.1**Lot Dim:** 0X0**Lot Size:** 0.1**Garages:** 1**List date:** 5/19/17**Sold date:** 2/20/18**Off-market date:** 1/17/18**Updated:** Feb 23, 2018 3:16 AM**List Price:** \$374,990**Orig list price:** \$389,836**Assoc Fee:** \$220**School District:** Austin ISD**High:** Reagan**Elementary:** Pecan Springs

Features

AC: Central Air, Seer Rated 13-15**Area Amenities:** Cluster Mailbox, Jogging/Biking Path**Association Fee Includes:** Common Area Maintenance, Common Insurance, Exterior Maintenance, Landscaping**Builder Name:** Brohn Homes**Construction:** All Sides Masonry, Frame, Frame/Stone, HardiPlank Type, Vertical Siding**Dining Description:** Liv/Din Combo**Exterior Features:** Gutters Partial, Patio-Covered**Faces:** South**Fence:** Wrought Iron**Flooring:** Carpet, Tile - Hard, Wood**Foundation Details:** Slab**Gated Community:** true**HOA Name:** Pamco**HOA Requirement:** Mandatory**Heating:** Central Heat**Interior Features:** Ceiling-High, Fire Alarm System, Indoor Utilities, Lighting Recessed, Security System - Owned, Smoke Detector, Wired For Security**Kitchen:** Breakfast Bar, Open to Family Room, Walk-in Pantry**Kitchen Appliances:** Dishwasher, Disposal, Exhaust Fan Vented, Microwave Oven, Range-Free Standing, Water Heater Electric**Laundry Facilities:** Hall, Main Level, Utility/Laundry Room**Listing Financing:** Conventional**Master Description:** Double Vanity, Walk-In Closet, Walk-in Shower**Parking Features:** Attached**Region:** Austin - East**Restrictions:** Deed Restrictions**Roof:** Composition Shingle**Rooms:** Family, Pantry, Storage**Sewer:** City at Street**Sprinkler System:** true**Utilities:** Electricity Available, Electricity on Property, Natural Gas Not Available**View:** No View

Remarks

MLS# 8347005 - Built by Brohn Homes - CONST. COMPLETED Nov 30 ~ Modern free standing East Austin condo in tree lined gated community a mile from Mueller. This condo has an open and sunny floorplan with a study nook, lots of windows, huge closets, and an individual fenced yard and garage. This home features high ceilings, quartz countertops, 8 foot doors, white kitchen cabinets and tons of storage. This condo is next to a beautiful heritage oak tree, is filled with natural light..

3108 E 51st St #801 Austin, TX 78723

MLS #8347005

\$374,990

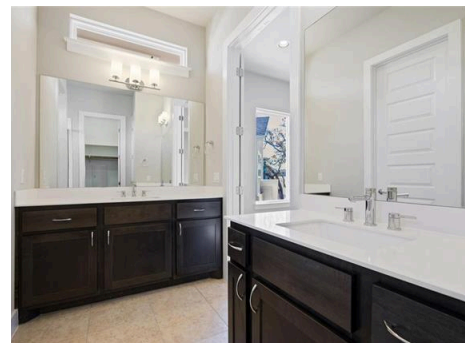
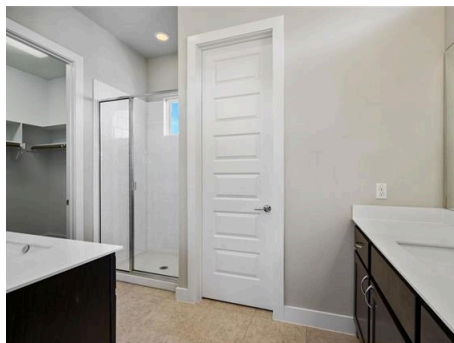
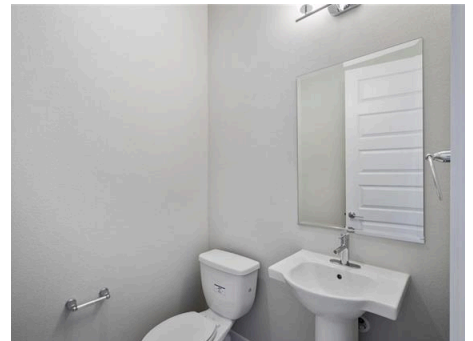
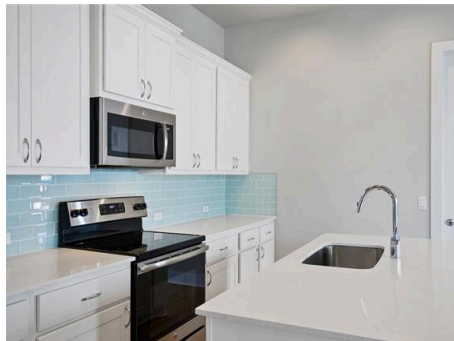
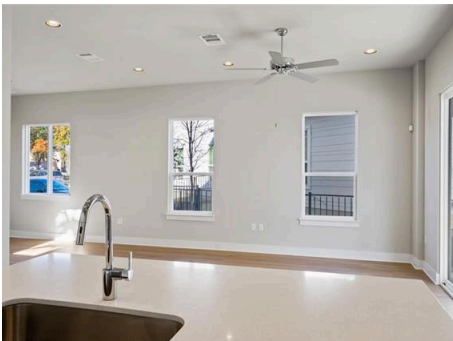
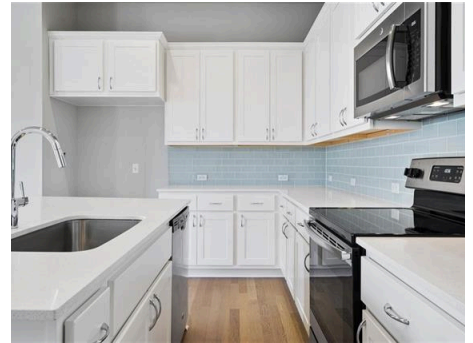
SOLD 2/20/18

2 Beds 3 Baths

Year Built 2017

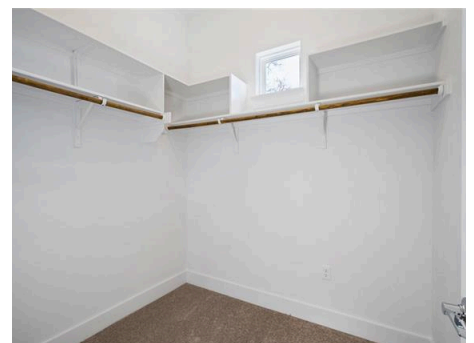
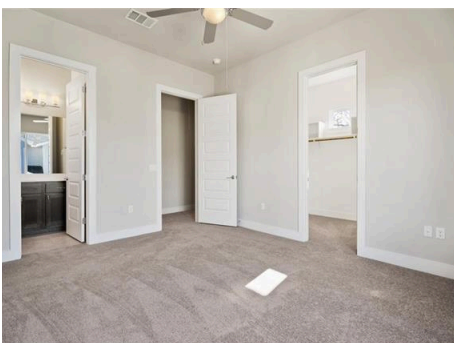
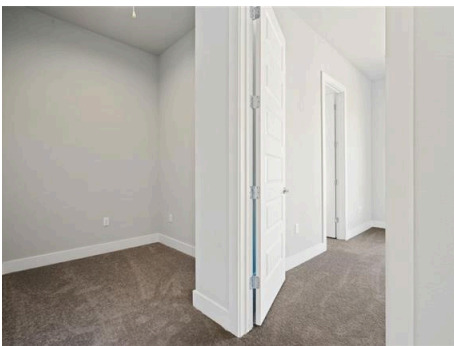
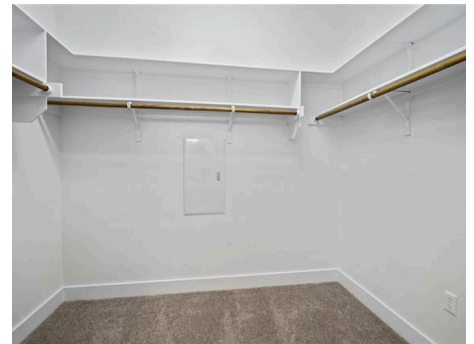
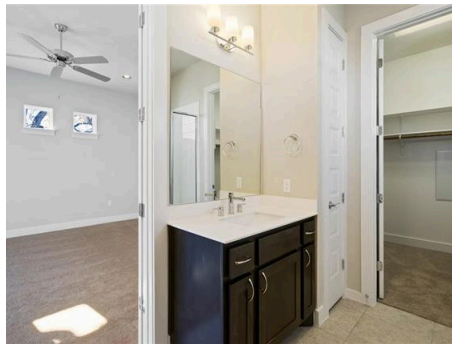
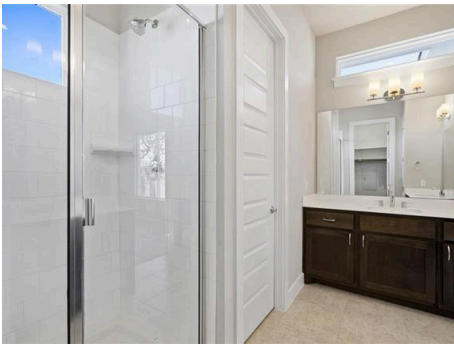
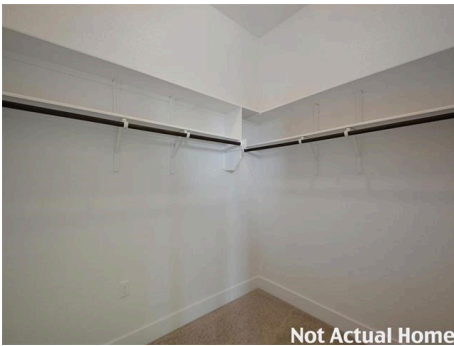
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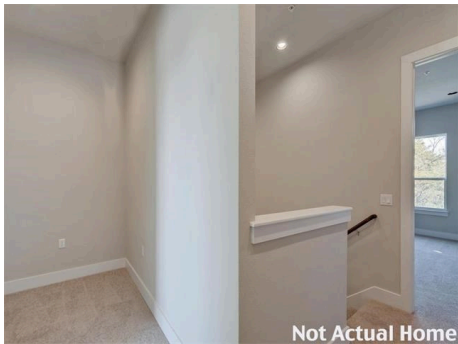
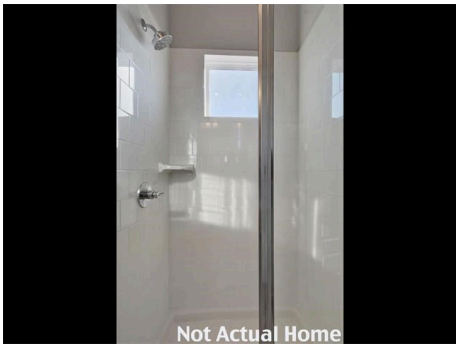
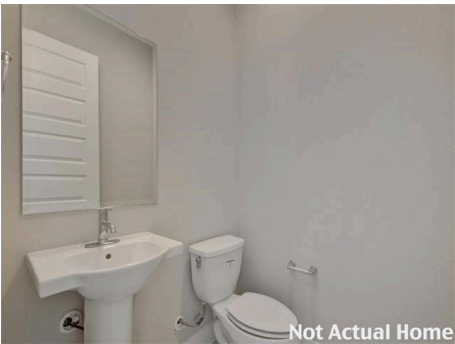
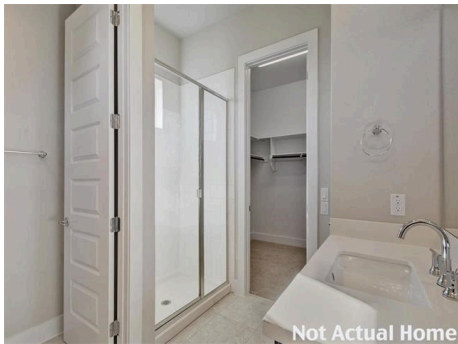
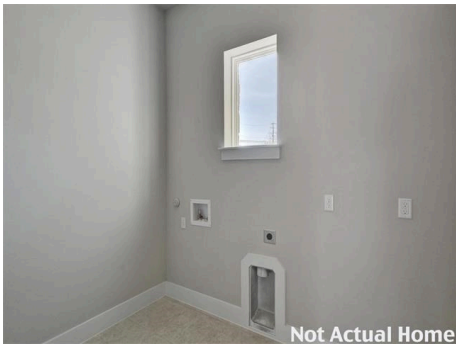
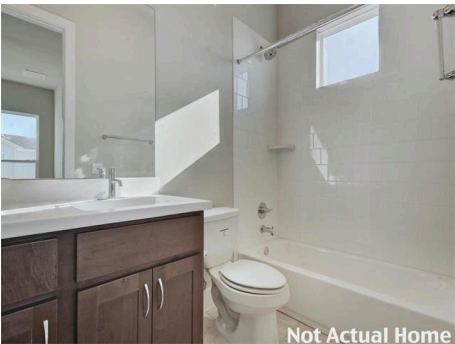
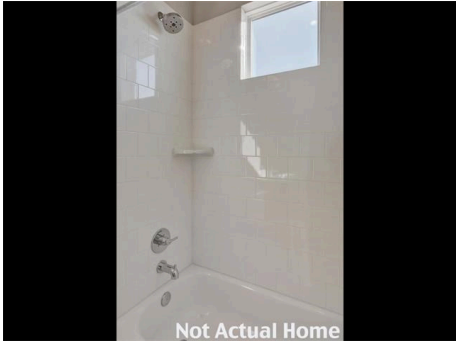
Days on market: 235

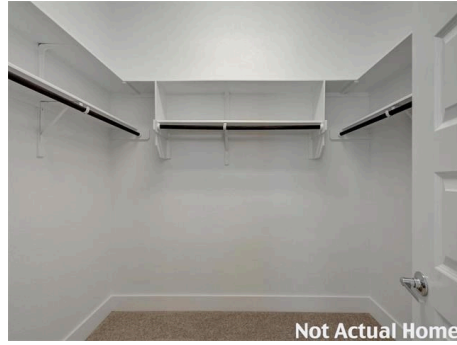
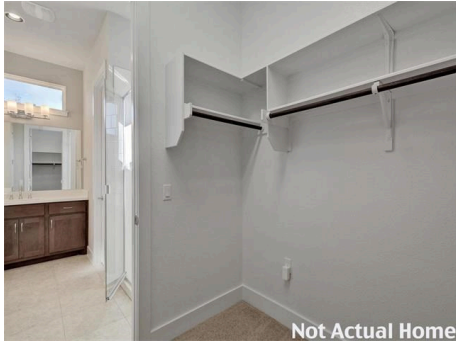


3108 E 51st St #801 Austin, TX 78723

MLS #8347005







3001 Lovell Dr #B

Austin, TX 78723

MLS #8926006

\$396,500
SOLD 5/30/18

2 Beds 3 Baths
Year Built 2007
1,584 Sq. Ft. (\$250 / sqft)

Days on market: 15


Details

Prop Type: House

County: Travis

Area: 3

Subdivision: Greenview Row
Condo 3001

Full baths: 2.0

Half baths: 1.0

Acres: 0.199

Lot Size: 0.199

Garages: 1

List date: 4/26/18

Sold date: 5/30/18

Off-market date: 5/18/18

Updated: May 30, 2018 2:26 PM

List Price: \$419,900

Orig list price: \$419,900

Taxes: \$6,366

School District: Austin ISD

High: Reagan

Elementary: Blanton

Features

AC: Central Air

Construction: Frame

Dining Description: Liv/Din
Combo

Distanceto Light Rail: 1.51+
Miles

Distanceto Metro: 0 - .5 Mile

Exterior Features: Balcony-
Covered, Balcony-Private

Faces: North-East

Fence: Fenced Private Yard,
Picket

Flooring: Concrete, Wood

Foundation Details: Slab

Gated Community: false

HOA Name: Greenview Row
Condo

HOA Requirement:
Mandatory

Heating: Central Heat

Horses: false

Interior Features: Ceiling-
High, Lighting Recessed,
Wired For Security

Kitchen: Center Island,
Granite/Marble Counters

Kitchen Appliances:
Dishwasher, Disposal, Dryer,
Exhaust Fan Vented, Range-
Free Standing, Refrigerator,
Washer, Water Heater

Tankless
Laundry Facilities: Closet,
Dryer Connection - Electric,
Dryer Connection - Gas,
Stackable W/D Connections,
Upper Level

Listing Financing: Cash,
Conventional, FHA

Lot Features: Backs To Golf
Course

Master Description: Double
Vanity, Garden Tub, Separate
Shower

Outdoor Living Features: Fire
Pit

Parking Features: Garage

Region: Austin - East

Roof: Composition Shingle

Rooms: Bonus Room Up,
Storage

Sewer: City at Street

Sprinkler System: false

Trees: Medium (20 Ft - 40 Ft)

Utilities: Natural Gas on
Property, Underground

View: Greenbelt, Woods

Remarks

Amazing 2-story home adjacent to Mueller and backing to a greenbelt/golf course. Huge living/dining area with high ceilings and stained concrete floors downstairs. Tons of cabinets in kitchen, granite countertops, stainless appliances. 2 bedrooms plus large bonus room upstairs. Large master with balcony. Master bath has garden tub and shower. Condo regime with Unit A, but no common walls. Home is leased through June 2018.

3001 Lovell Dr #B

Austin, TX 78723

MLS #8926006

\$396,500

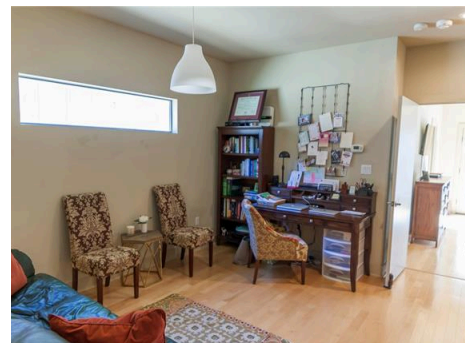
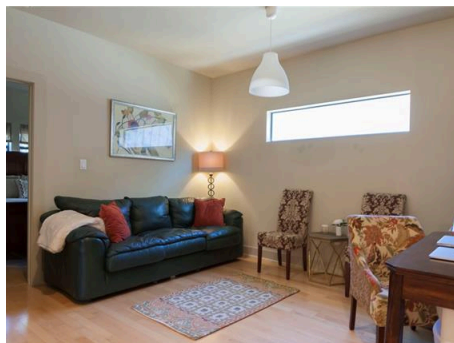
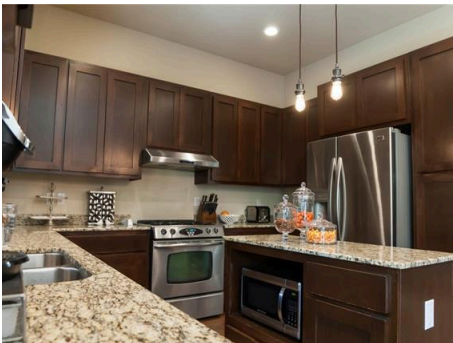
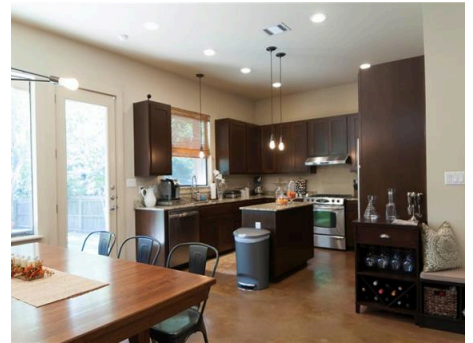
SOLD 5/30/18

2 Beds 3 Baths

Year Built 2007

1,584 Sq. Ft. (\$250 / sqft)

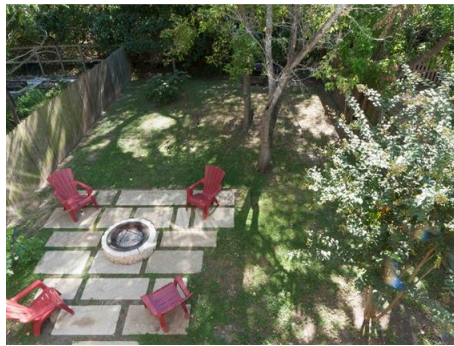
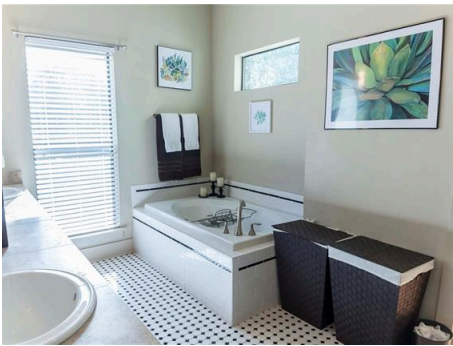
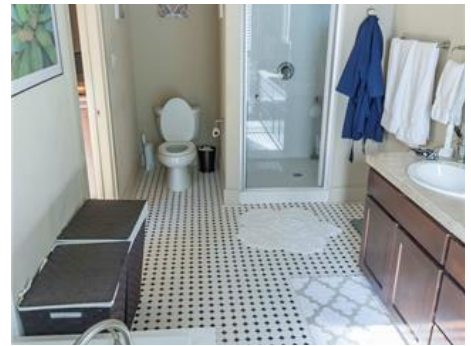
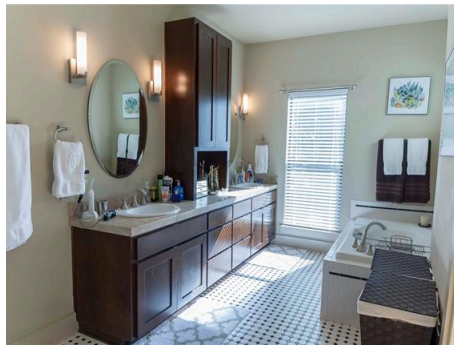
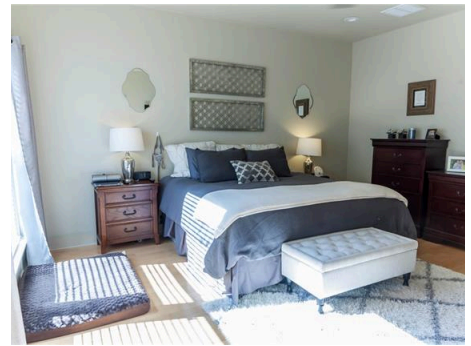
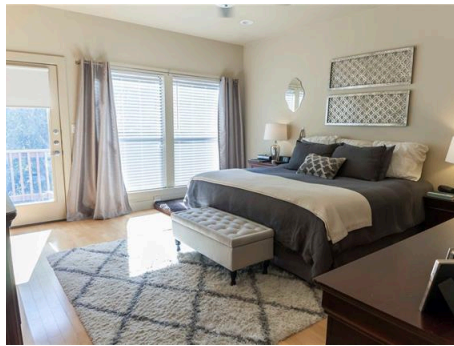
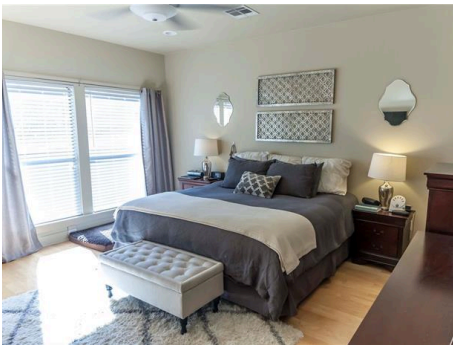
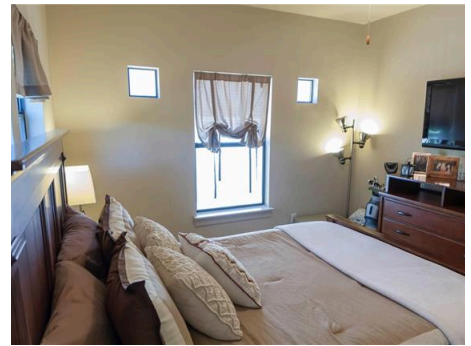
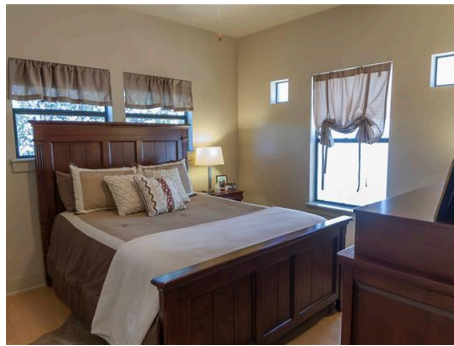
Days on market: 15



3001 Lovell Dr #B

Austin, TX 78723

MLS #8926006





4804 Blueberry Trl

Austin, TX 78723

MLS #8222713

\$280,000
SOLD 3/21/18

3 Beds 2 Baths
Year Built 1960
1,620 Sq. Ft. (\$173 / sqft)

Days on market: 33


Details

Prop Type: House

County: Travis

Area: 3

Subdivision: Manor Hills Sec 07

Full baths: 2.0

Acres: 0.204

Lot Size: 0.204

Garages: 2

List date: 2/2/18

Sold date: 3/21/18

Off-market date: 3/7/18

Updated: Mar 24, 2018 8:11 AM

List Price: \$315,000

Orig list price: \$325,000

Taxes: \$7,540

School District: Austin ISD

High: Reagan

Elementary: Blanton

Features

AC: Central Air

Area Amenities: Jogging/ Biking Path

Construction: All Sides Masonry

Dining Description: Breakfast Area

Exterior Features: Cabana, Porch-Open

Faces: East

Fence: Wood

Flooring: Wood

Foundation Details: Slab

Heating: Central Heat

Interior Features: See Agent

Kitchen: Breakfast Area

Kitchen Appliances:

Dishwasher, Dryer, Refrigerator, Washer

Laundry Facilities: See Agent, Utility Room, Washer Connections

Listing Financing: Cash, Conventional, FHA, See Agent

Lot Features: Cul-De-Sac, Level

Master Description: Full Bath

Parking Features: Detached

Region: Austin - East

Roof: See Agent

Rooms: Bedroom/Office, Converted Garage, Family

Sewer: City at Street

Sprinkler System: false

Trees: Large (Over 40 Ft)

Utilities: Electricity on Property

View: See Agent

Virtual Tour URL Unbrand: <https://tours.virtuance.com/947829?idx=1>

Remarks

Centrally located by the new Mueller Development. New shops and restaurants popping up all the time. Home features

wonderful courtyard w/ beautiful veranda. Detached 600 sq ft garage could be fantastic home office or in-law suite. Stop by today!

4804 Blueberry Trl

Austin, TX 78723

MLS #8222713

\$280,000

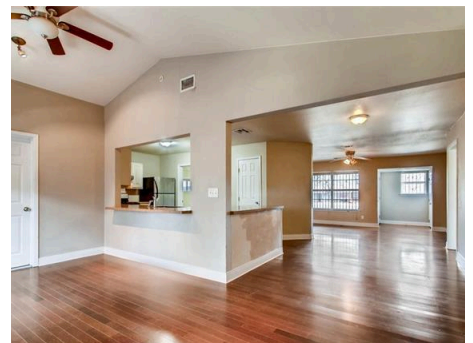
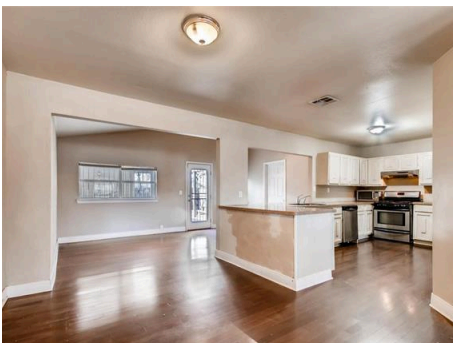
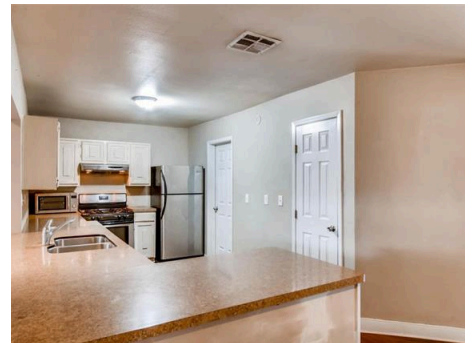
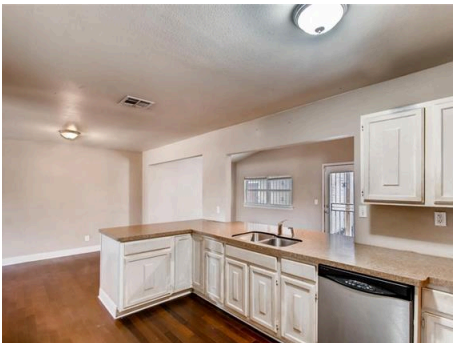
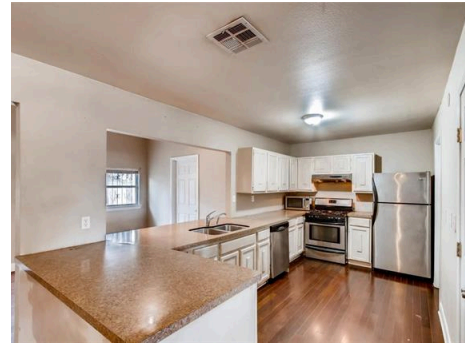
SOLD 3/21/18

3 Beds 2 Baths

Year Built 1960

1,620 Sq. Ft. (\$173 / sqft)

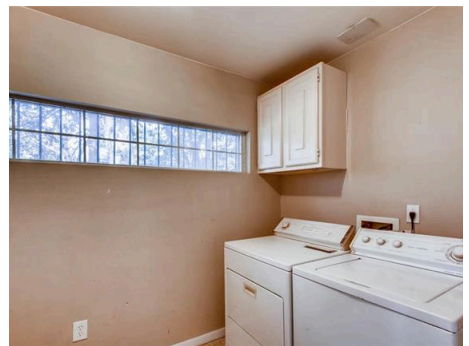
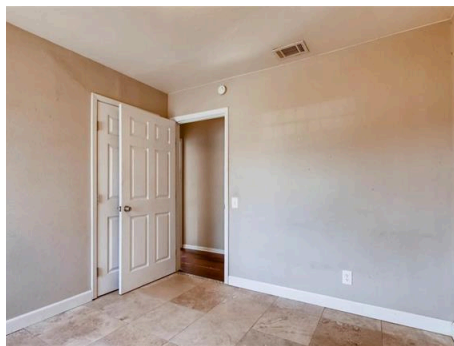
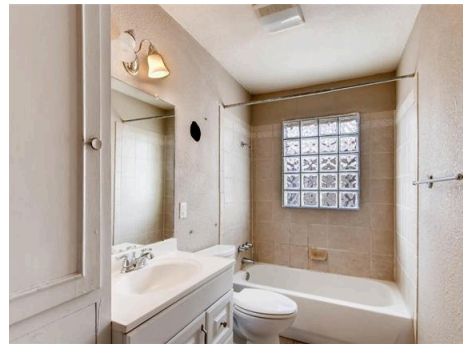
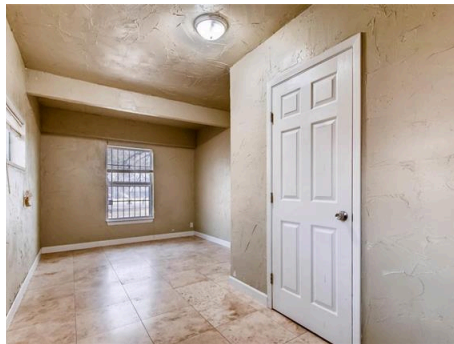
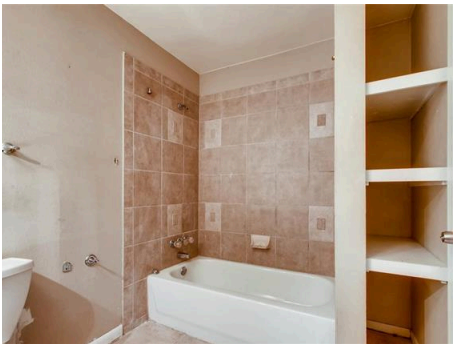
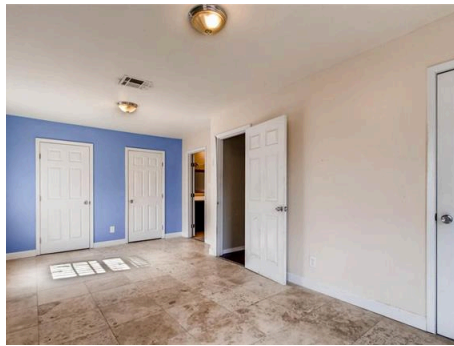
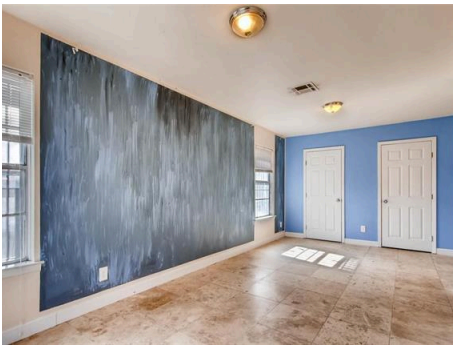
Days on market: 33



4804 Blueberry Trl

Austin, TX 78723

MLS #8222713





4714 Creekwood Rd

Austin, TX 78723

MLS #4311065

\$368,500
SOLD 7/3/18

2 Beds 1 Bath
Year Built 1961
1,131 Sq. Ft. (\$326 / sqft)

Days on market: 18


Details

Prop Type: House

County: Travis

Area: 3

Subdivision: Manor Hills Sec 07

Full baths: 1.0

Acres: 0.25

Lot Size: 0.25

List date: 5/16/18

Sold date: 7/3/18

Off-market date: 6/4/18

Updated: Jul 3, 2018 8:29 AM

List Price: \$375,000

Orig list price: \$375,000

Taxes: \$4,745

School District: Austin ISD

High: Reagan

Elementary: Blanton

Features

AC: Central Air, Window Unit

Area Amenities: Golf Course Public, Park, Picnic Area, Play Ground, Pool-Community, Tennis Courts

Construction: Frame

Dining Description: Kit/Din Combo

Exterior Features: Barbecue, Deck, Patio-Uncovered, Private BackYard

Faces: East

Fence: Chain Link, Wood

Flooring: Bamboo, No Carpet, Tile - Hard

Foundation Details: Slab

Gated Community: false

Heating: Central Heat, Natural Gas

Interior Features: Indoor Utilities, Lighting Recessed, Smoke Detector, Window Treatments

Kitchen: Breakfast Area, Breakfast Bar, Granite/ Marble Counters, Open to Family Room

Kitchen Appliances: Dishwasher, Exhaust Fan Vented, Range-Free Standing, Refrigerator, Stackable

Washer/Dryer: Stainless Steel, Water Heater Gas

Laundry Facilities: Closet, Kitchen, Main Level, Stackable W/D Connections

Listing Financing: Cash, Conventional

Master Description: 2 Closets

Parking Features: 1 Car Carport

Region: Austin - East

Restrictions: Deed Restrictions

Roof: Composition Shingle

Sewer: City on Property

Sprinkler System: false

Trees: Large (Over 40 Ft)

Utilities: Above Ground, Electricity on Property, Natural Gas on Property

View: Creek/Stream

Water Access Description: See Agent

Waterfront Description: Creek/Stream

Remarks

Fantastic quality remodel! Extensive updates! Open, light floor plan. Beautiful bamboo wood floors, no carpet! Quartz counters, recent stainless appliances, HVAC, Pella windows, insulation and so much more! SS refrigerator and front load washer/dryer included! Main 2/1 home plus air conditioned studio perfect for home office/2nd living. Multiple porches/decks. BIG oversized lush yard. Mature trees. Backs to creek. Super private! Only 1 mile to Mueller HEB. Great location and street! Move in ready!

Quick CMA

4603 Windy Brook Dr

4714 Creekwood Rd

Austin, TX 78723

MLS #4311065

\$368,500

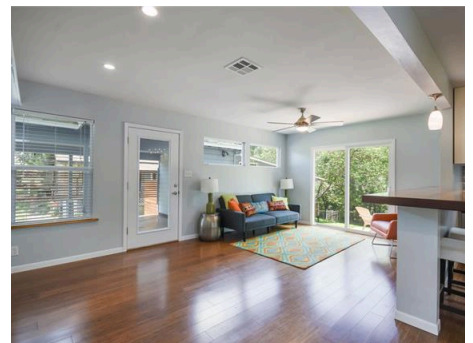
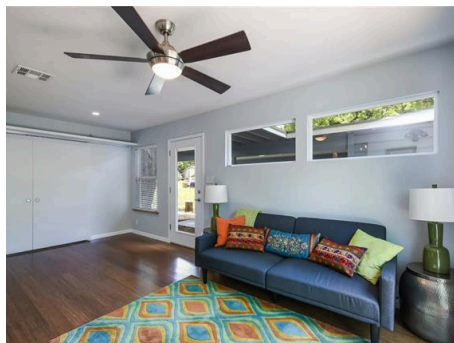
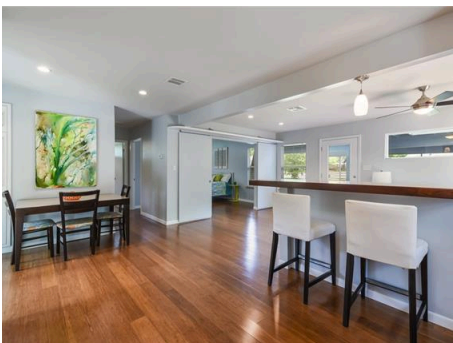
SOLD 7/3/18

2 Beds 1 Bath

Year Built 1961

1,131 Sq. Ft. (\$326 / sqft)

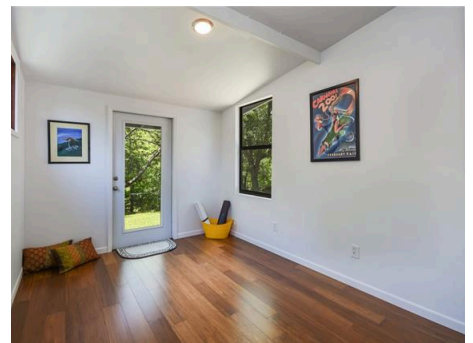
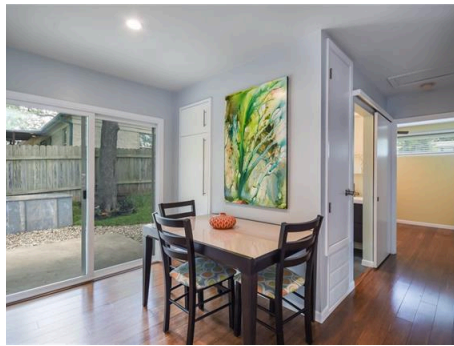
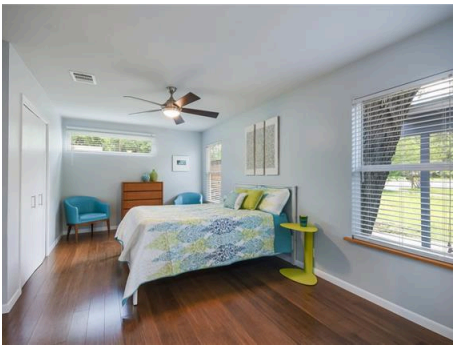
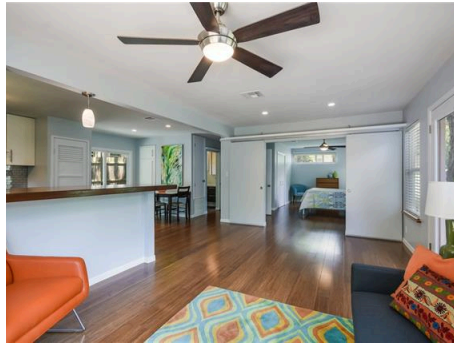
Days on market: 18



4714 Creekwood Rd

Austin, TX 78723

MLS #4311065





4516 Rimrock Trl

Austin, TX 78723

MLS #8184965

\$507,000**SOLD** 3/2/18**3 Beds 2 Baths****Year Built 1966****1,764 Sq. Ft.** (\$287 / sqft)**Days on market: 1**

Details

Prop Type: House**County:** Travis**Area:** 3**Subdivision:** Rimrock Heights**Full baths:** 2.0**Acres:** 0.369**Lot Size:** 0.369**Garages:** 2**List date:** 1/21/18**Sold date:** 3/2/18**Off-market date:** 1/22/18**Updated:** Mar 2, 2018 9:26 AM**List Price:** \$509,000**Orig list price:** \$509,000**Taxes:** \$9,633**School District:** Austin ISD**High:** Reagan**Elementary:** Blanton

Features

AC: Central Air**Construction:** 1 Side Masonry, Stone Veneer**Dining Description:** Formal Dining Room**Exterior Features:** Curbs, Outbuildings, Patio-Covered, Patio-Uncovered, Private BackYard**Fence:** Chain Link, Wood**Flooring:** Tile - Hard, Wood**Foundation Details:** Pier & Beam, Slab**Heating:** Central Heat**Interior Features:** Indoor

Utilities, Lighting Recessed, Security System - Owned, Smoke Detector, Track Lighting, Walk-In Closet, Window Treatments, Wired For Security

Kitchen: Breakfast Area, Center Island, Open to Family Room**Kitchen Appliances:** Dishwasher, Disposal, Range-Free Standing**Laundry Facilities:** Main Level, Stackable W/D Connections, Utility/Laundry Room**Listing Financing:** Cash, Conventional, VA**Lot Features:** Backs To Greenbelt, Cul-De-Sac, Curbs**Master Description:** Double Vanity, Full Bath, Jetted Tub, Separate Shower, Walk-In Closet**Outdoor Living Features:** Studio/Office**Parking Features:** Attached, Door Opener, Door-Multi, Entry-Front**Region:** Austin - East**Restrictions:** City Restrictions**Roof:** Composition Shingle**Rooms:** Family, Foyer, Storage, Utility**Sewer:** City on Property**Sprinkler System:** false**Trees:** Large (Over 40 Ft), Medium (20 Ft - 40 Ft)**Utilities:** Electricity on Property, Natural Gas on Property, Phone on Property**View:** Greenbelt**Virtual Tour URL Unbrand:** [Link](#)

Remarks

Stylish single-story home on quiet cul-de-sac in a popular section of East Austin! Updated interior with modern floor plan with recent hardwood flooring. Redone kitchen with center island, recent appliances, and study alcove. 366 sq. ft. Detached casita has ceiling fan and a/c -perfect as guest space/studio. Private .368 acre lot with a heritage oak tree in the front yard; Huge backyard backs to Morris Williams golf course. Minutes away from Mueller dining, Alamo Drafthouse and Walnut Creek Bike Trail.

4516 Rimrock Trl

Austin, TX 78723

MLS #8184965

\$507,000

SOLD 3/2/18

3 Beds 2 Baths

Year Built 1966

1,764 Sq. Ft. (\$287 / sqft)

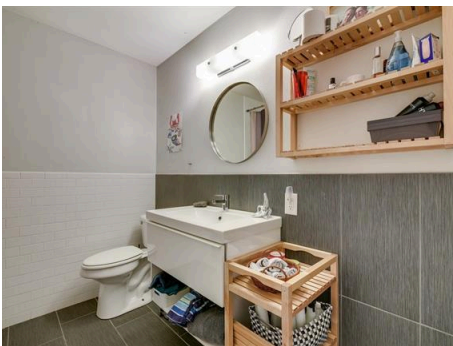
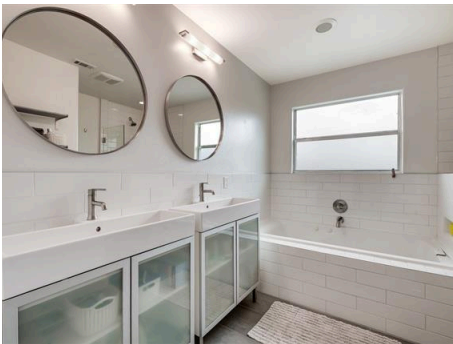
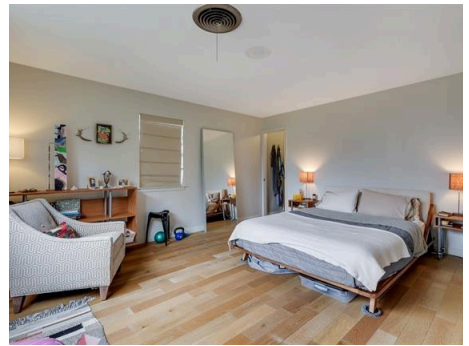
Days on market: 1



4516 Rimrock Trl

Austin, TX 78723

MLS #8184965





4612 Windy Brook Dr #B

Austin, TX 78723

MLS #5152205

\$435,500
SOLD 7/6/18

3 Beds 3 Baths
Year Built 2014
1,447 Sq. Ft. (\$301 / sqft)

Days on market: 4


Details

Prop Type: House

County: Travis

Area: 3

Subdivision: 4612 Greenview
Row Condo

Full baths: 2.0

Half baths: 1.0

Acres: 0.113

Lot Size: 0.113

Garages: 1

List date: 5/17/18

Sold date: 7/6/18

Off-market date: 6/4/18

Updated: Jul 6, 2018 9:48 AM

List Price: \$429,000

Orig list price: \$429,000

Taxes: \$6,000

School District: Austin ISD

High: Reagan

Elementary: Blanton

Features

AC: Central Air

Construction: HardiPlank
Type, Stucco

Dining Description: Liv/Din
Combo

Faces: South-East

Fence: Wood, Wrought Iron

Flooring: Marble, Wood

Foundation Details: Pier &
Beam

Heating: Central Heat

Kitchen: Center Island,
Granite/Marble Counters,
Open to Family Room

Laundry Facilities: Closet

Listing Financing: Cash,
Conventional, See Agent

Lot Features: Backs To
Greenbelt

Master Description: Double

**Vanity, Full Bath, Walk-In
Closet, Walk-in Shower**
Parking Features: Entry-
Front

Region: Austin - East

Restrictions: Unknown

Roof: Composition Shingle

Rooms: Living/Den, Pantry,
Storage

Sewer: City at Street

Sprinkler System: false

View: Creek/Stream,
Greenbelt

Virtual Tour URL Unbrand:
[https://my.matterport.com/
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Remarks

Offers received.OFFER DEADLINE JUNE 4TH AT NOON.Designer home walking distance to Mueller shopping and hiking trails. High-end fixtures and lush landscaping. Bright and sunny with gorgeous marble and acacia wood floors throughout.

Home backs to greenbelt for privacy while enjoying time on either of the balconies. Gourmet kitchen with quartz counters. Spacious master retreat features a walk-in closet,spa-like bathroom and serene balcony.Lots of storage throughout.See attached list of \$50k plus in upgrades.

4612 Windy Brook Dr #B

Austin, TX 78723

MLS #5152205

\$435,500

SOLD 7/6/18

3 Beds 3 Baths

Year Built 2014

1,447 Sq. Ft. (\$301 / sqft)

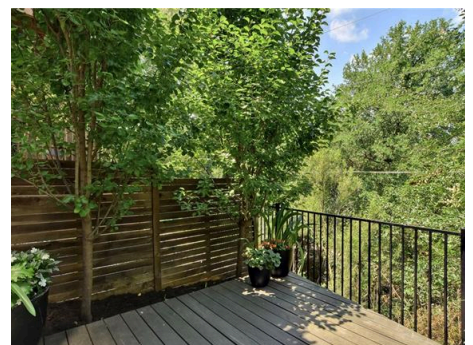
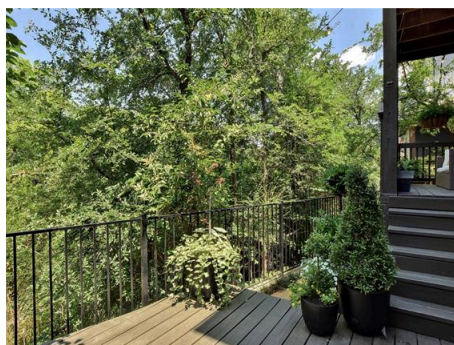
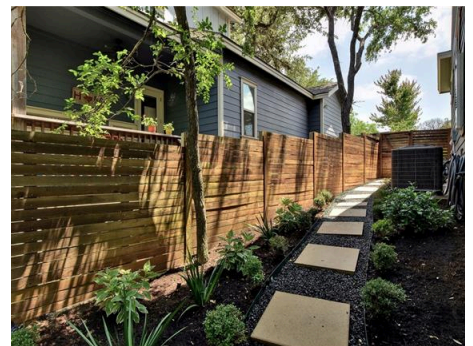
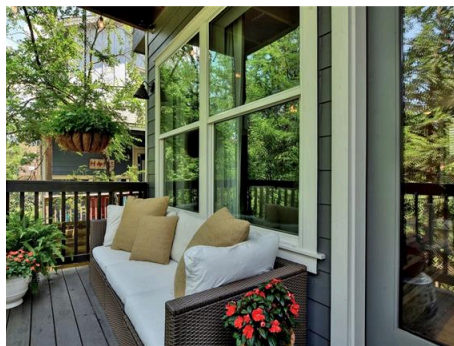
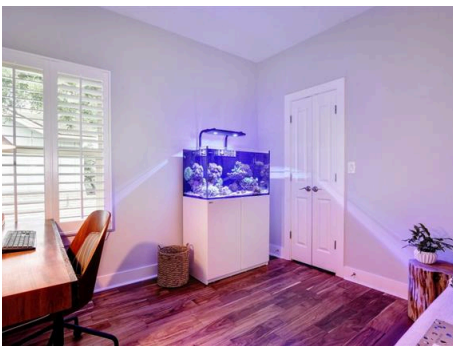
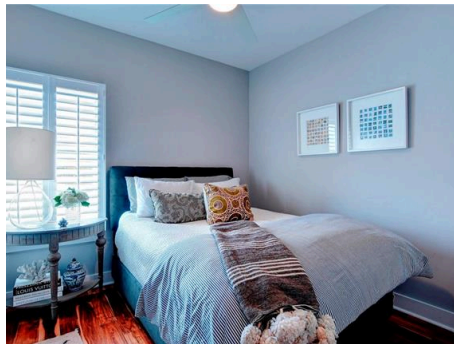
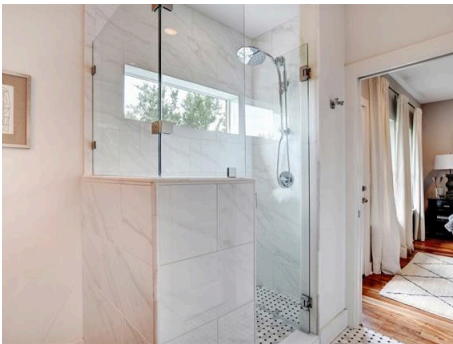
Days on market: 4



4612 Windy Brook Dr #B

Austin, TX 78723

MLS #5152205





4634 Marlo Dr

Austin, TX 78723

MLS #9762217

\$661,000
SOLD 5/3/18

2 Beds 2 Baths
Year Built 1953
1,176 Sq. Ft. (\$562 / sqft)

Days on market: 5


Details

Prop Type: House

County: Travis

Area: 3

Subdivision: Marlo Heights
Sec 02

Full baths: 1.0

Half baths: 1.0

Acres: 1.088

Lot Size: 1.088

List date: 2/28/18

Sold date: 5/3/18

Off-market date: 3/5/18

Updated: May 5, 2018 12:27 PM

List Price: \$675,000

Orig list price: \$675,000

Taxes: \$6,762

School District: Austin ISD

High: Reagan

Elementary: Blanton

Features

AC: Central Air, Window Unit

Construction: All Sides
Masonry

Dining Description: Kit/Din
Combo

Exterior Features:
Outbuildings, Wheelchair
Accessible

Fence: No Fence

Fireplace Features: Family
Room

Flooring: Concrete, Laminate

Foundation Details: Pier &
Beam

Heating: Central Heat

Laundry Facilities: Main

Level
Listing Financing: Cash,
Conventional

Lot Features: Drought
Tolerant Landscaping

Region: Austin - East

Roof: Metal

Rooms: Family

Sewer: City at Street

Sprinkler System: false

Trees: Large (Over 40 Ft),
Medium (20 Ft - 40 Ft)

Utilities: Above Ground

View: Fields

Virtual Tour URL Unbrand:
[Link](#)

Remarks

Own a piece of Austin and UT history. This secluded home on a creekside acre near Mueller was built by UT photographer, architecture professor and students in 1953. Legend has it that the cinder blocks are filled with empty Lone Star beer cans. Home features a large breezeway/flexspace. Original plans by architect David McCandless Jr. to convey. Certified

wildlife habitat features owls, hawks, butterflies and small mammals. RV parking, plenty of space to build new or add buildings.

4634 Marlo Dr

Austin, TX 78723

MLS #9762217

\$661,000

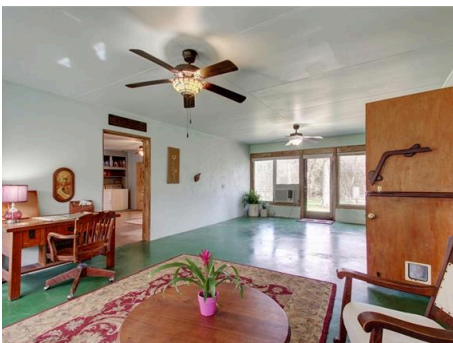
SOLD 5/3/18

2 Beds 2 Baths

Year Built 1953

1,176 Sq. Ft. (\$562 / sqft)

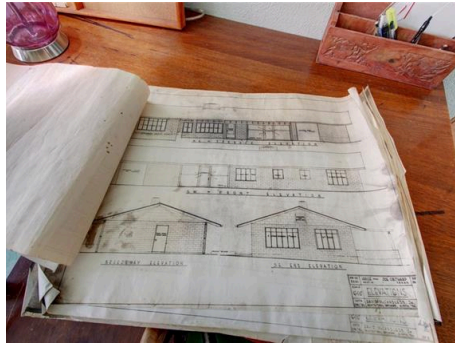
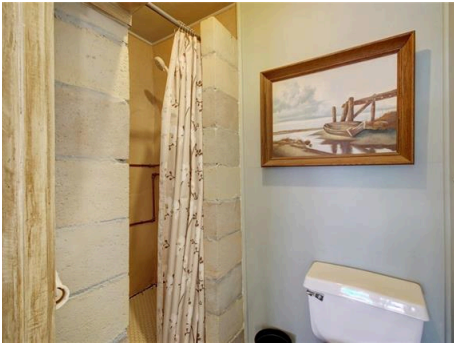
Days on market: 5



4634 Marlo Dr

Austin, TX 78723

MLS #9762217



4609 Rimrock Trl

Austin, TX 78723

MLS #9140023

\$595,000

SOLD 9/5/18

4 Beds 3 Baths

Year Built 1953

2,496 Sq. Ft. (\$238 / sqft)

Days on market: 77



Details

Prop Type: House

County: Travis

Area: 3

Subdivision: Marlo Heights
Sec 01

Full baths: 3.0

Acres: 0.366

Lot Dim: 118 x 135

Lot Size: 0.366

List date: 4/28/18

Sold date: 9/5/18

Off-market date: 7/19/18

Updated: Sep 9, 2018 1:45 PM

List Price: \$599,000

Orig list price: \$685,000

Taxes: \$4,794

School District: Austin ISD

High: Reagan

Elementary: Blanton

Features

AC: Central Air, Seer Rated 13-15

Construction: All Sides
Masonry, Frame/Stone

Dining Description:
Breakfast Area, Kit/Din
Combo

Distanceto Metro: 0 - .5 Mile

Exterior Features: Curbs,
Outbuildings, Patio-Covered,
Patio-Uncovered, Porch-
Open, RV/Boat Parking,
Storage Building

Fence: Cedar, Goat Type,
Post, Wood

Fireplace Features: Family

Room, Wood Burning, Wood
Stove Insert

Flooring: Carpet, Tile - Hard,
Wood

Foundation Details: Pier &
Beam, Slab

Heating: Central Heat,
Natural Gas

Interior Features: In-Law
Plan, Walk-In Closet, Wired
For Security

Kitchen: Breakfast Area,
Center Island, Corian Type
Counters

Kitchen Appliances:
Dishwasher, Disposal, Energy

Star Appliances, Exhaust Fan
Vented, Range-Free Standing,
Refrigerator, Stainless Steel,
Water Heater Tankless

Laundry Facilities: Dryer
Connection - Electric, Dryer
Connection - Gas, Main Level,
Utility/Laundry Room,
Washer Connections

Listing Financing: Cash,
Conventional

Lot Features: Corner,
Drought Tolerant
Landscaping

Master Description: Double
Vanity, Full Bath, Separate

Shower, Walk-In Closet, Walk-
in Shower

Outdoor Living Features: Bar,
Barbecue, Built-in Kitchen

Parking Features: Entry-
Front, Entry-Rear, Outside

Region: Austin - East

Restrictions: City
Restrictions

Roof: Metal

Rooms: Bedroom/Office,
Family, Great, Living/Den,
Storage, Utility

Sewer: City at Street

Sprinkler System: false

Trees: Large (Over 40 Ft)**Utilities:** Electricity on
Property, Internet-Fiber,Internet-WiFi, Natural Gas on
Property**View:** No View**Virtual Tour URL Unbrand:**[Link](#)

Remarks

1950s Ranch Style Classic completely renovated in 2011-2012. The updated open floor plan with high end finishes, vented roof, and outdoor kitchen are the comforts. The restored original hardwoods and sandstone exterior are the charm. The fully enclosed 1/3+ acre yard is a great place for kids and pets. Close enough to enjoy all of the eateries/pools/parks of Mueller but with room to breathe and grow. Still room for a pool AND garage with ADU. Come and live large on one of the few big lots in the '23!

4609 Rimrock Trl

Austin, TX 78723

MLS #9140023

\$595,000

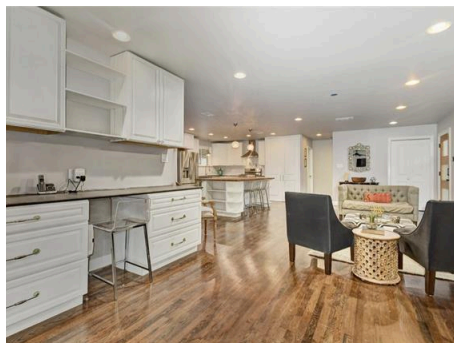
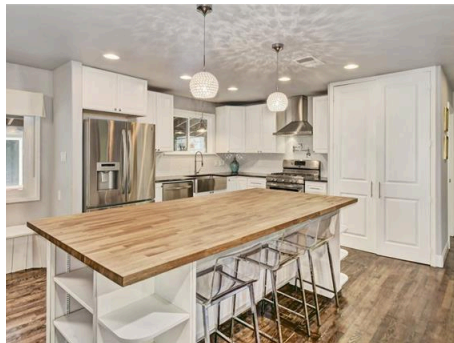
SOLD 9/5/18

4 Beds 3 Baths

Year Built 1953

2,496 Sq. Ft. (\$238 / sqft)

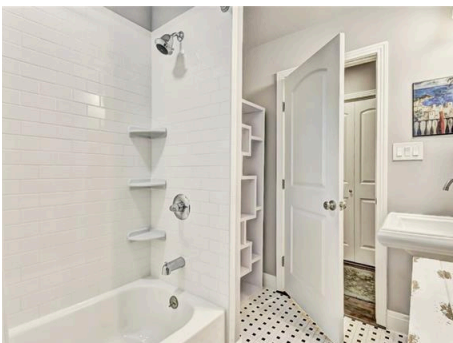
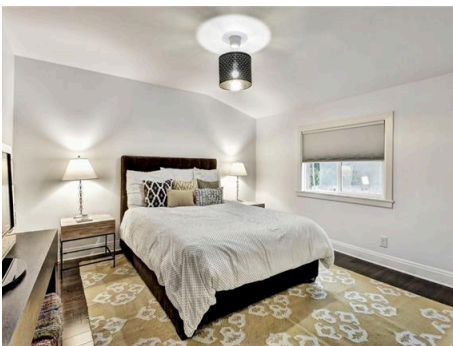
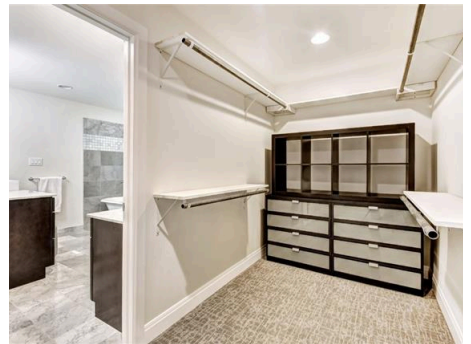
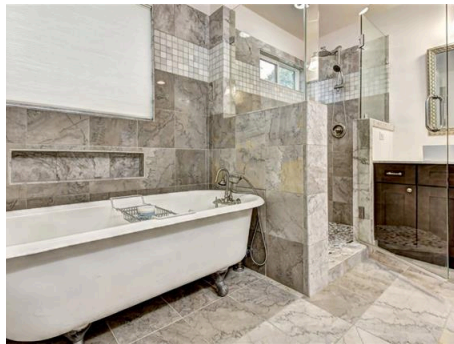
Days on market: 77



4609 Rimrock Trl

Austin, TX 78723

MLS #9140023





4803 Pecan Springs Rd #B

Austin, TX 78723

MLS #8901058

\$290,000
SOLD 4/26/18

3 Beds 3 Baths
Year Built 2007
1,404 Sq. Ft. (\$207 / sqft)

Days on market: 2


Details

Prop Type: Condo

County: Travis

Area: 3

Subdivision: Pecan Spgs
Condo

Full baths: 2.0

Half baths: 1.0

Acres: 0.338

Lot Size: 0.338

Garages: 1

List date: 3/21/18

Sold date: 4/26/18

Off-market date: 3/23/18

Updated: Apr 28, 2018 5:24 PM

List Price: \$284,500

Orig list price: \$284,500

Assoc Fee: \$160

Taxes: \$5,435

School District: Austin ISD

High: Reagan

Elementary: Blanton

Features

AC: Central Air

Association Fee Includes:
See Agent

Construction: HardiPlank
Type

Dining Description: Kit/Din
Combo

Exterior Features: Patio-
Covered, Private BackYard

Faces: West

Fence: Privacy, Wood

Flooring: Carpet, Laminate,
Tile - Hard, Wood

Foundation Details: Slab

Gated Community: false

HOA Name: Pecan Springs
Condos

HOA Requirement:
Mandatory

Heating: Natural Gas

Horses: false

Interior Features: Ceiling-
High, Indoor Utilities, Walk-In
Closet

Kitchen: Breakfast Bar,
Granite/Marble Counters

Kitchen Appliances: Cook
Top Gas, Dishwasher,

Disposal, Microwave Oven,
Refrigerator, Single Oven,
Water Heater Gas

Laundry Facilities: Utility/
Laundry Room

Listing Financing: Cash,
Conventional, FHA, VA

Lot Features: See Agent

Master Description: Full
Bath, Walk-In Closet

Parking Features: Attached,
Door Opener, Door-Single,
Entry-Front

Region: Austin - East

Roof: Composition Shingle

Rooms: Family, Utility

Sewer: City at Street

Sprinkler System: false

Trees: Medium (20 Ft - 40 Ft)

Utilities: Electricity on
Property, Natural Gas on
Property

View: Creek/Stream,
Greenbelt

Virtual Tour URL Unbrand:
<https://tours.virtuance.com/977707?idx=1>

Remarks

Built in 2007. 10 minutes to downtown, just east of Mueller. Already updated with stainless appliances, granite counters, and newer flooring - owner further updated with brand new backsplash in kitchen, as well as updated subway tile and granite counters in both guest and master baths & new paint throughout home. Private fenced backyard includes covered patio and overlooks the creek. Move-in ready and Perfect for entertaining, kids and family, & pets. Unit B is on the right.

4803 Pecan Springs Rd #B

Austin, TX 78723

MLS #8901058

\$290,000

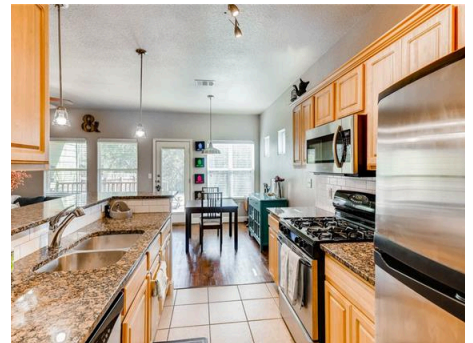
SOLD 4/26/18

3 Beds 3 Baths

Year Built 2007

1,404 Sq. Ft. (\$207 / sqft)

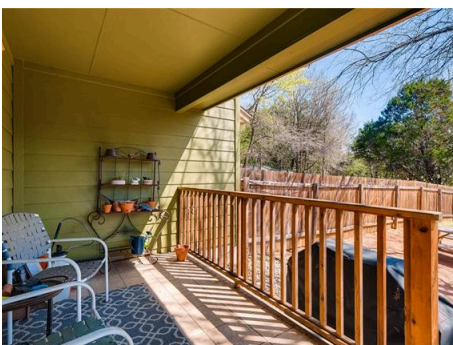
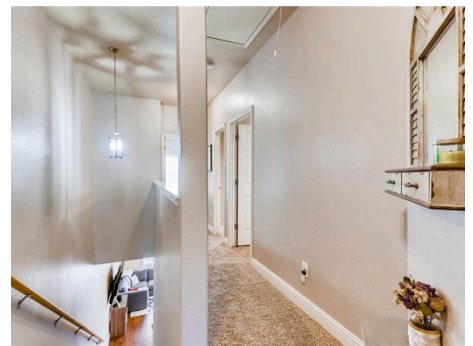
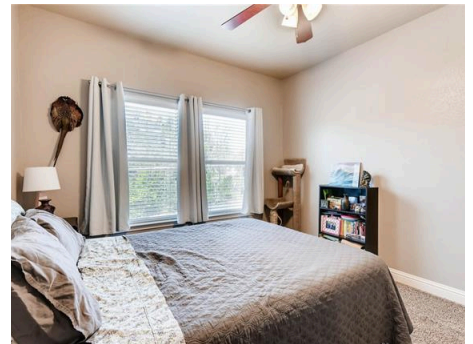
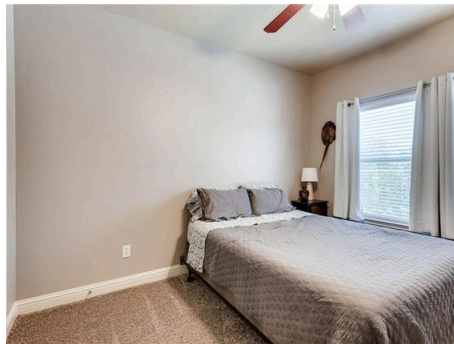
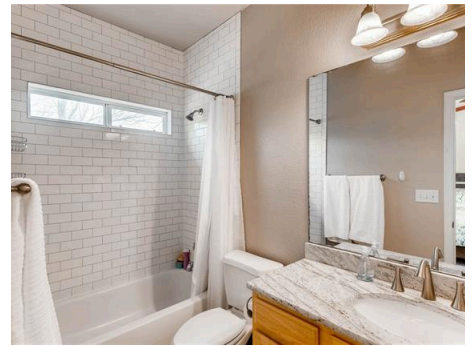
Days on market: 2



4803 Pecan Springs Rd #B

Austin, TX 78723

MLS #8901058





5006 Pecan Springs Rd #4

Austin, TX 78723

MLS #4257832

\$490,000
SOLD 8/21/18

3 Beds 4 Baths
Year Built 2017
2,013 Sq. Ft. (\$243 / sqft)

Days on market: 376


Details

Prop Type: Condo

County: Travis

Area: 3

Subdivision: St. Stephens
Lofts

Full baths: 3.0

Half baths: 1.0

Lot Dim: 1.540

Garages: 2

List date: 6/15/18

Sold date: 8/21/18

Off-market date: 7/21/18

Updated: Aug 21, 2018 6:18 AM

List Price: \$509,900

Orig list price: \$509,900

Assoc Fee: \$150

School District: Austin ISD

High: Reagan

Elementary: Blanton

Features

AC: Central Air

Association Fee Includes:
Common Area Maintenance

Builder Name: Windy Brook

Construction: 3 Side
Masonry, Brick Veneer,
HardiPlank Type, Stucco

Dining Description: Dining L,
Kit/Din Combo

Fence: Fenced Private Yard

Fireplace Features: Formal
Living, Kitchen

Flooring: Carpet, Tile - Hard,
Wood

Foundation Details: Pilings,
See Agent

HOA Name: Lofts at St.
Stephen

HOA Requirement:
Mandatory

Heating: Central Heat,
Natural Gas

Interior Features: Ceiling-
Vaulted, Lighting Recessed,
See Agent, Smoke Detector,
Wired For Security

Kitchen: Center Island,
Corian Type Counters,
Silestone Counters

Kitchen Appliances: Built-In
Oven(s), Cook Top Gas,
Dishwasher, Exhaust Fan
Vented, Microwave Oven,
Self Cleaning Oven, Water
Heater Tankless

Listing Financing: Cash,
Conventional, See Agent

Lot Features: Interior

Master Description: Double
Vanity, Garden Tub, Separate
Shower, Walk-In Closet, Walk-
in Shower

Parking Features: Garage,
On-Site Parking

Region: Austin - East

Roof: Composition Shingle,
Metal

Rooms: Screened Patio/
Porch, Storage

Sewer: City at Street

Sprinkler System: true

Utilities: Electricity on
Property, Natural Gas on
Property, Phone on Property,
Underground

View: No View

Remarks

New Townhome Full of Natural Light. Super Close to Mueller and East Austin! 3 bed, 3.5 bath w/ 2 car garage. Guest bed w/ full bath on first floor. Second floor is all open space, dining & kitchen & living combined. The sliding glass doors lead out to your spacious balcony, perfect for entertaining! Upstairs is master suite w/ it's own private balcony, dual vanity, stand up shower, tub & walk in closet. Rapidly changing neighborhood with development everywhere.

5006 Pecan Springs Rd #4

Austin, TX 78723

MLS #4257832

\$490,000

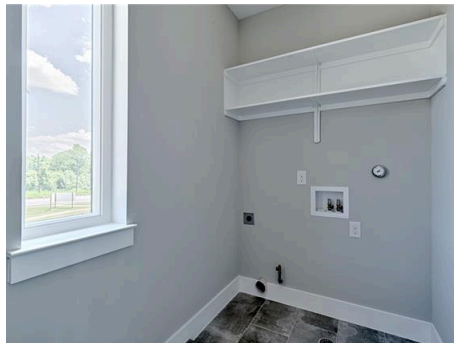
SOLD 8/21/18

3 Beds 4 Baths

Year Built 2017

2,013 Sq. Ft. (\$243 / sqft)

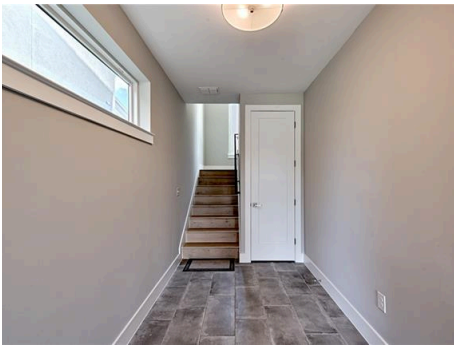
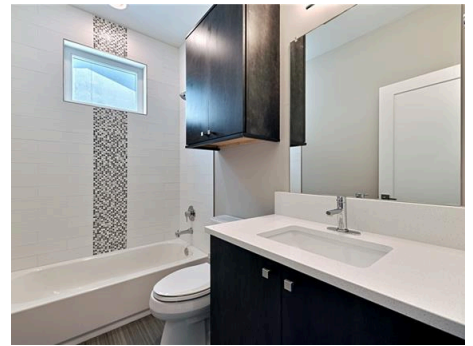
Days on market: 376



5006 Pecan Springs Rd #4

Austin, TX 78723

MLS #4257832



5113 Wayborne Hill Dr

Austin, TX 78723

MLS #5537328

\$438,275
SOLD 10/19/18

3 Beds 2 Baths
Year Built 1967
1,410 Sq. Ft. (\$311 / sqft)

Days on market: 4


Details

Prop Type: House

County: Travis

Area: 3

Subdivision: Marymount

Full baths: 2.0

Acres: 0.188

Lot Size: 0.188

Garages: 2

List date: 9/6/18

Sold date: 10/19/18

Off-market date: 9/10/18

Updated: Oct 19, 2018 11:17 AM

List Price: \$439,900

Orig list price: \$439,900

Taxes: \$6,266

School District: Austin ISD

High: Reagan

Elementary: Pecan Springs

Features

AC: Central Air

Construction: Frame/Brick

Dining Description:

 Breakfast Area, Kit/Din
Combo

Exterior Features: Patio-
Covered, Patio-Uncovered,
Workshop

Faces: West

Fence: Fenced Private Yard

Fireplace Features: Family
Room

Flooring: Laminate, Tile -
Hard

Foundation Details: Slab

Heating: Central Heat

Interior Features: Lighting
Recessed

Kitchen: Breakfast Area,
Center Island, Granite/Marble
Counters, Open to Family
Room

Kitchen Appliances: Built-In
Oven(s), Convection Oven,
Cook Top Gas, Dishwasher,

 Microwave Oven,
Refrigerator, Stainless Steel

Laundry Facilities: Utility
Room

Listing Financing: Cash,
Conventional, See Agent

Master Description: Walk-In
Closet, Walk-in Shower

Outdoor Living Features:
Gazebo

Parking Features: Attached,
Door-Multi, Entry-Front,
Garage

Pool Descron Prop: In-
Ground Pool

Region: Austin - East

Roof: Composition Shingle

Rooms: Storage, Utility,
Workshop

Sewer: City at Street

Sprinkler System: false

Trees: Moderate

Utilities: Electricity Available

View: No View

Remarks

Recently remodeled single-story home w/modern finishes throughout. Updates include recessed can lighting, new luxury laminate flooring, new fixtures, new Lennox HVAC system, new water heater, updated windows - including collapsible kitchen window-wall for indoor/outdoor serving. Gourmet kitchen features new cabinets with soft-close hinges and pull-outs, Bosch dishwasher & range, & Samsung built-in double fridge. Yard features tropical landscaping, covered dining space, built-in pool, and garden beds.

5113 Wayborne Hill Dr

Austin, TX 78723

MLS #5537328

\$438,275

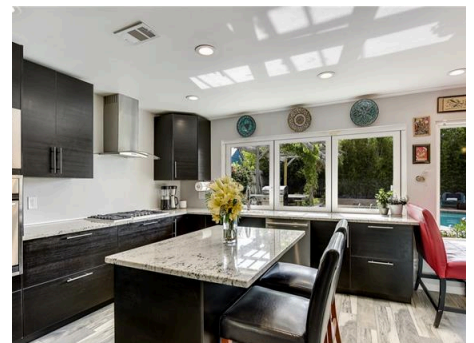
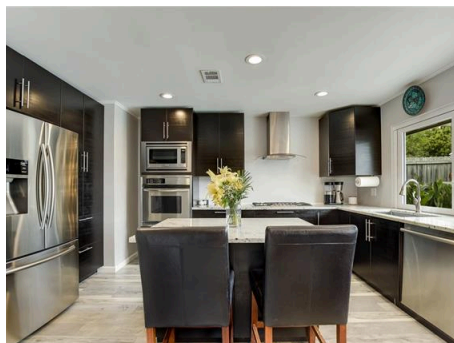
SOLD 10/19/18

3 Beds 2 Baths

Year Built 1967

1,410 Sq. Ft. (\$311 / sqft)

Days on market: 4



5113 Wayborne Hill Dr

Austin, TX 78723

MLS #5537328



4802 Creekwood Rd

Austin, TX 78723

MLS #1858853

\$340,000
SOLD 11/19/18

3 Beds 2 Baths
Year Built 1959
1,274 Sq. Ft. (\$267 / sqft)

Days on market: 68


Details

Prop Type: House

County: Travis

Area: 3

Subdivision: Manor Hills Sec 06

Full baths: 2.0

Acres: 0.256

Lot Size: 0.256

List date: 9/18/18

Sold date: 11/19/18

Off-market date: 10/28/18

Updated: Nov 19, 2018 9:54 AM **High:** Reagan

List Price: \$349,999

Elementary: Blanton

Orig list price: \$369,000

Taxes: \$6,732

School District: Austin ISD

Features

AC: Central Air

Construction: 1 Side Masonry

Dining Description: Breakfast Area, Kit/Din Combo

Exterior Features: Patio-Covered, Sidewalk

Fence: Chain Link

Flooring: No Carpet, Tile - Hard, Wood

Foundation Details: Slab

Heating: Central Heat

Interior Features: Ceiling-High, Indoor Utilities, Smoke Detector, Walk-In Closet, Window Treatments

Kitchen: Breakfast Area, Breakfast Bar, Granite/Marble Counters

Kitchen Appliances: Dishwasher, Disposal, Range-Free Standing, Stainless Steel

Laundry Facilities: Carport, Utility/Laundry Room

Listing Financing: Cash, Conventional, FHA, VA

Lot Features: Backs To Greenbelt, Wooded

Master Description: Full Bath, Walk-In Closet

Parking Features: 2 Car Carport, Attached, Covered

Region: Austin - East

Roof: Composition Shingle

Rooms: Basement, Bedroom/Office, Living/Den, Utility

Sewer: City on Property

Sprinkler System: false

Trees: Medium (20 Ft - 40 Ft)

Utilities: Electricity on Property

View: Creek/Stream, Greenbelt, Woods

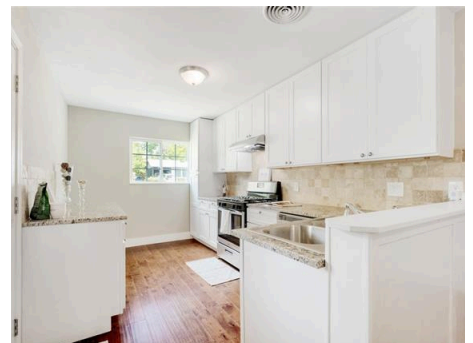
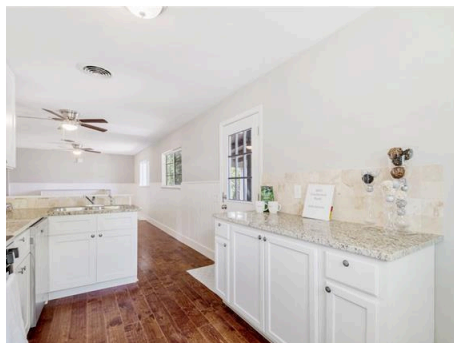
Remarks

Light & bright 3/2 home in sought-after NE Austin! Minutes to DT, Muller, & entertainment. Recently remodeled! Natural light, open floor plan, fresh walls, & clean floors(no carpet)! Make great memories in the spacious kitchen that offers granite, stainless steel & ample storage. Relax in the large master bedroom that offers an attached full bath & a walk-in closet. Bonus room on bottom floor, very versatile! Enjoy the HUGE backyard on a .25-acre lot, backing up to a creek & no neighbors behind the house.

4802 Creekwood Rd

Austin, TX 78723

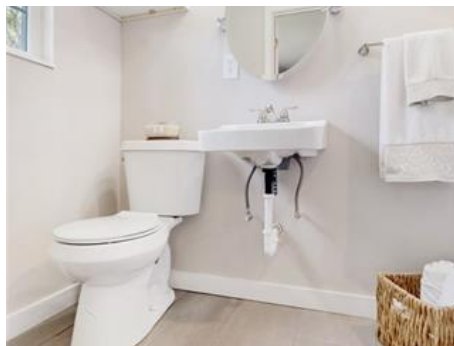
MLS #1858853

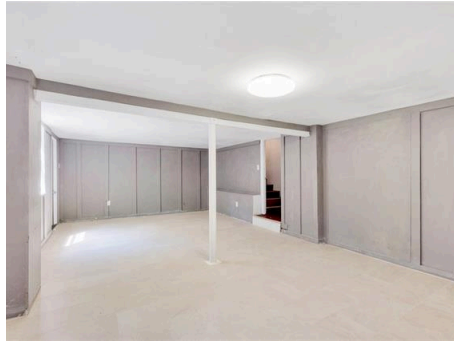
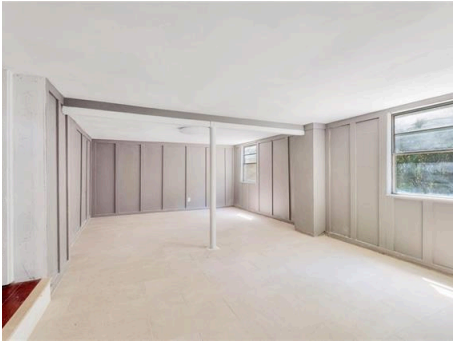
\$340,000**SOLD** 11/19/18**3 Beds 2 Baths****Year Built 1959****1,274 Sq. Ft. (\$267 / sqft)****Days on market: 68**

4802 Creekwood Rd

Austin, TX 78723

MLS #1858853





3108 E 51st St #1402

Austin, TX 78723

MLS #9072966

\$369,000**ACTIVE** 9/21/18**2 Beds 3 Baths****Year Built 2017****1,448 Sq. Ft.** (\$255 / sqft)**Days on market: 69**

Details

Prop Type: Condo**County:** Travis**Area:** 3**Subdivision:** Grove Condos Bldg 14**Full baths:** 2.0**Half baths:** 1.0**Acres:** 0.01**Lot Size:** 0.01**Garages:** 1**List date:** 9/21/18**Active date:** 9/21/18**Updated:** Dec 1, 2018 8:30 AM**List Price:** \$369,000**Orig list price:** \$385,000**Assoc Fee:** \$290**Taxes:** \$7,684**School District:** Austin ISD**High:** Reagan**Elementary:** Pecan Springs

Features

AC: Central Air**Area Amenities:** Controlled Access, Jogging/Biking Path, Nest Thermostat, Walk/Bike/Hike/Jog Trail(s)**Association Fee Includes:** Common Area Maintenance, Common Insurance, Exterior Maintenance, Insurance - See Agent, Landscaping**Builder Name:** Bohn**Construction:** HardiPlank Type, Stucco**Dining Description:** Liv/Din Combo**Exterior Features:** Gutters

Full, Patio-Covered, Pest Tubes in Walls, Private BackYard

Faces: South-East**Fence:** Wood, Wrought Iron**Flooring:** Carpet, Tile - Hard, Wood**Foundation Details:** Slab**Gated Community:** true**HOA Name:** The Grove Condominiu**HOA Requirement:** Mandatory**Heating:** Central Heat, Electric**Interior Features:** Plantation Shutters, Security System - Owned**Kitchen:** Center Island, Open to Family Room, Silestone Counters**Kitchen Appliances:** Dishwasher, Disposal, Dryer, Energy Star Appliances, Exhaust Fan Vented, Microwave Oven, Refrigerator, Self Cleaning Oven, Washer, Water Heater Electric**Laundry Facilities:** Dryer Connection - Electric, Upper Level, Utility/Laundry Room,

Washer Connections

Listing Financing: Cash, Conventional**Lot Features:** Cul-De-Sac**Master Description:** Double Vanity, Full Bath, Walk-In Closet, Walk-in Shower**Parking Features:** Attached**Region:** Austin - East**Roof:** Composition Shingle**Rooms:** Foyer, Living/Den, Office/Study, Storage**Sewer:** City on Property**Sprinkler System:** true**Trees:** Large (Over 40 Ft)

Upgraded EE Features:
HVAC, Insulation, Sealed
Attic

Utilities: Electricity Available,
Internet-WiFi, Underground
View: No View

Virtual Tour URL Unbrand:
[Link](#)

Remarks

HOA DUES PAID FOR ONE YEAR WITH CLOSING BEFORE 12/31/2018! Less than a year old & barely lived in! Private end unit w/ windows on 3 sides and gorgeous!: 10-ft ceilings up/down; 8-ft doors up/down; wood shutters; quartz counters-kitchen & baths; powder rm down; HUGE bedrooms w/ en suites; laundry up; study alcove; huge closets/storage; private yard; garage! Cannot beat the value here! 10 min to DT, 2 min to Mueller, 10 min to ABIA. Appliances negotiable-move in b4 the holidays! Executive lock & leave!

3108 E 51st St #1402 Austin, TX 78723

MLS #9072966

\$369,000

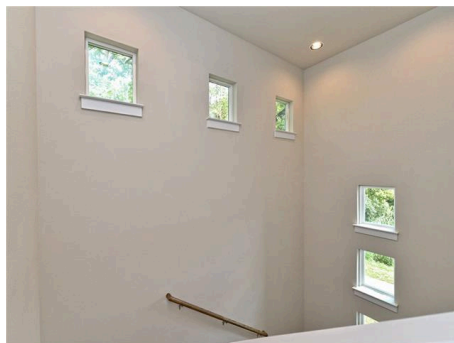
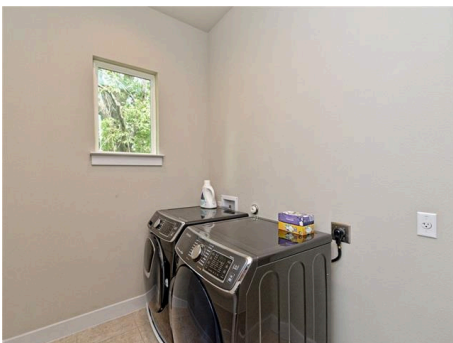
ACTIVE 9/21/18

2 Beds 3 Baths

Year Built 2017

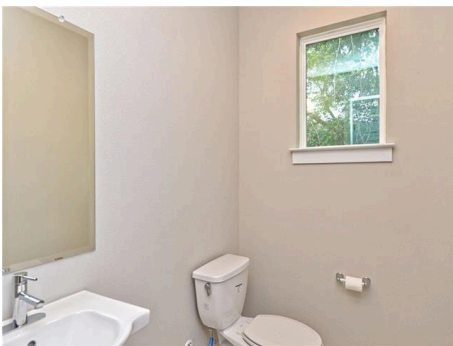
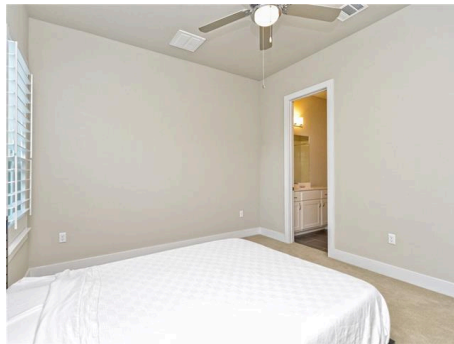
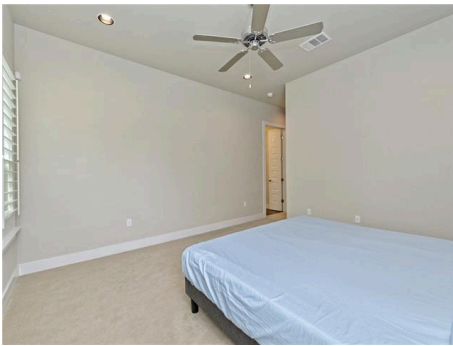
1,448 Sq. Ft. (\$255 / sqft)

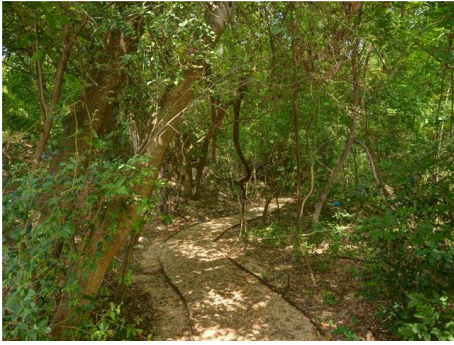
Days on market: 69



3108 E 51st St #1402 Austin, TX 78723

MLS #9072966





4709 Pecan Springs Rd

Austin, TX 78723

MLS #7142010

\$225,000**ACTIVE** 6/21/18**1 Bed 2 Baths****Year Built 1950****1,084 Sq. Ft.** (\$208 / sqft)**Days on market: 130**

Details

Prop Type: House**County:** Travis**Area:** 3**Subdivision:** Fort View Sub
Resub On Pecans**Full baths:** 1.0**Half baths:** 1.0**Acres:** 0.473**Lot Size:** 0.473**List date:** 6/21/18**Active date:** 6/21/18**Updated:** Oct 29, 2018 8:52 AM **High:** Reagan**List Price:** \$225,000**Elementary:** Blanton**Orig list price:** \$300,000**Taxes:** \$5,798**School District:** Austin ISD

Features

AC: See Agent**Construction:** HardiPlank
Type**Dining Description:** No
Dining**Fence:** No Fence**Flooring:** See Agent**Foundation Details:** Slab**Heating:** See Agent**Interior Features:** See Agent**Kitchen Appliances:** See
Agent**Listing Financing:** Cash,
Conventional**Master Description:** See
Agent**Parking Features:** Off Street**Region:** Austin - East**Roof:** Composition Shingle**Sewer:** See Agent**Sprinkler System:** false**Utilities:** See Agent**View:** No View**Virtual Tour URL Unbrand:**
<https://tours.virtuance.com/1051255?idx=1>

Remarks

Almost a full half acre in East Austin! Only 1 mile from Mueller and surrounded by new build properties. The home is a tear down, property is being sold for land value.

4709 Pecan Springs Rd

Austin, TX 78723

MLS #7142010

\$225,000

ACTIVE 6/21/18

1 Bed 2 Baths

Year Built 1950

1,084 Sq. Ft. (\$208 / sqft)

Days on market: 130



4804 Blueberry Trl

Austin, TX 78723

MLS #4117990

\$399,000**ACTIVE** 7/26/18**3 Beds 2 Baths****Year Built 1960****1,588 Sq. Ft.** (\$251 / sqft)**Days on market: 206**

Details

Prop Type: House**County:** Travis**Area:** 3**Subdivision:** Manor Hills Sec 07**Full baths:** 2.0**Acres:** 0.204**Lot Dim:** 70 x 128**Lot Size:** 0.204**Garages:** 2**List date:** 7/26/18**Active date:** 7/26/18**Updated:** Nov 28, 2018 5:58 AM**List Price:** \$399,000**Orig list price:** \$374,000**Taxes:** \$7,540**School District:** Austin ISD**High:** Reagan**Elementary:** Blanton

Features

AC: Central Air**Construction:** All Sides Masonry, Brick Veneer**Dining Description:** Breakfast Area, Formal Dining Room**Distanceto Metro:** 0 - .5 Mile**Exterior Features:** Patio-Uncovered**Faces:** North-East**Fence:** Chain Link, Privacy, Wood**Flooring:** Tile - Hard, Wood**Foundation Details:** Slab**Gated Community:** false**Heating:** Central Heat, Natural Gas**Horses:** false**Interior Features:** Smoke Detector, Walk-In Closet, Window Treatments**Kitchen:** Breakfast Area, Breakfast Bar, Granite/Marble Counters, Open to Family Room**Kitchen Appliances:** Cook Top Gas, Dishwasher, Disposal, Dryer, Exhaust Fan Vented, Microwave Oven, Range-Free Standing, Refrigerator, Single Oven,

Stainless Steel, Washer, Water Heater Gas

Laundry Facilities: Dryer Connection - Electric, Dryer Connection - Gas, Utility/Laundry Room, Washer Connections**Listing Financing:** Cash, Conventional, FHA, Texas Vet, VA**Lot Features:** Level**Master Description:** 2 Closets, Full Bath**Outdoor Living Features:** Arbor**Parking Features:** Detached,

Door Opener, Entry-Side

Region: Austin - East**Restrictions:** City Restrictions, Deed Restrictions**Roof:** Composition Shingle**Rooms:** Family, Living/Den, Office/Study, Sun, Utility**Sewer:** City on Property**Sprinkler System:** false**Trees:** Large (Over 40 Ft)**Utilities:** Electricity on Property, Natural Gas on Property**View:** No View

Virtual Tour URL Unbrand:[Link](#)

Remarks

Leased for \$2300 through August 31, 2019. Perfect for investor or 1031 Exchange. 3 miles from UT and downtown. Hot area near Mueller. Complete remodel and update with an open flexible floorplan. 3 bedrooms, 2 baths. 840 square foot detached 2 car garage. Fully updated bathrooms and kitchen. Granite counters. Wood and tile floors (no carpet). Large 0.204-acre lot on a quiet dead-end street. All appliances convey. Master with 3 closets and a full bath. Private backyard with Arbor and swing.

4804 Blueberry Trl

Austin, TX 78723

MLS #4117990

\$399,000

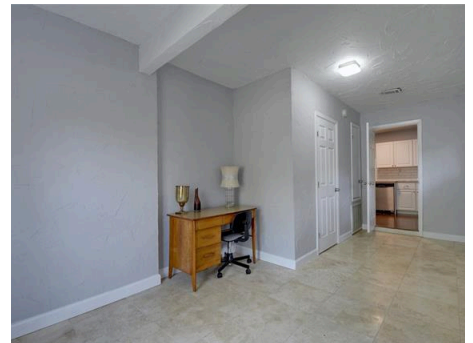
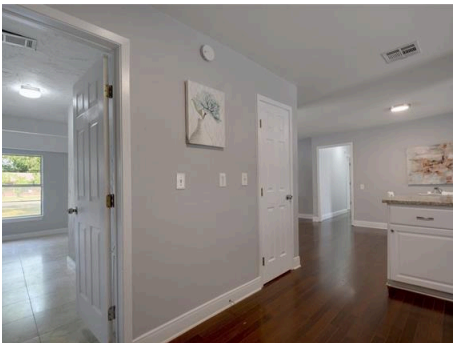
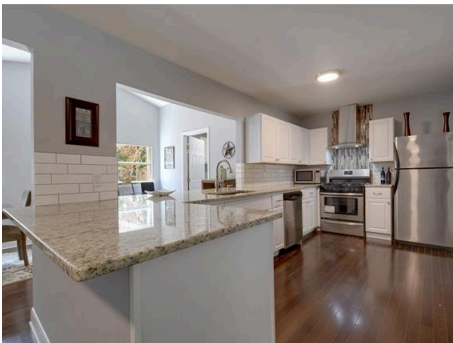
ACTIVE 7/26/18

3 Beds 2 Baths

Year Built 1960

1,588 Sq. Ft. (\$251 / sqft)

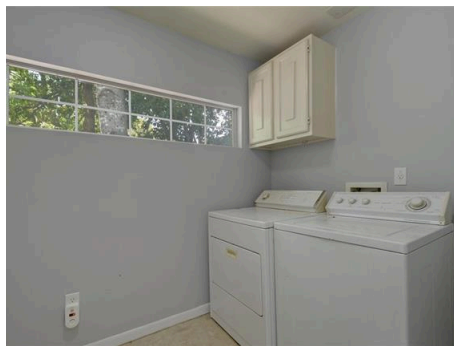
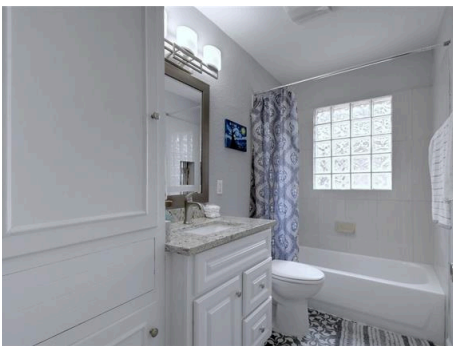
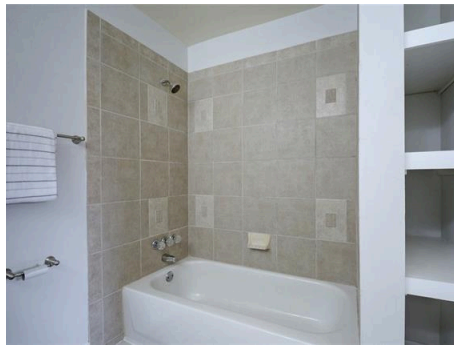
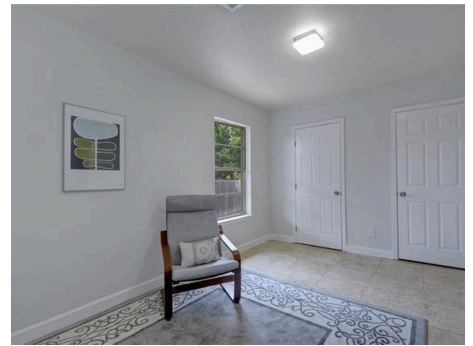
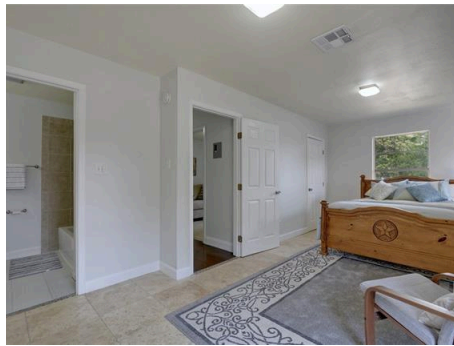
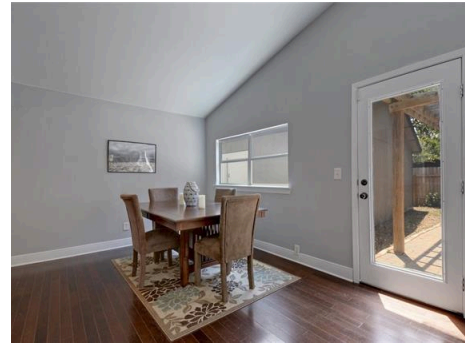
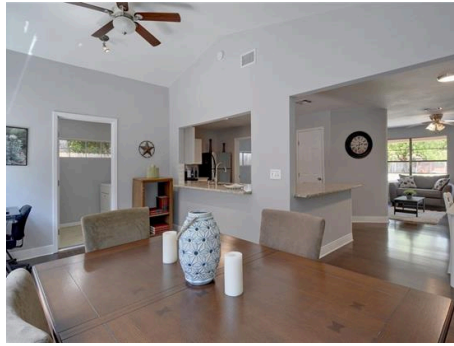
Days on market: 206



4804 Blueberry Trl

Austin, TX 78723

MLS #4117990





or directly by typing www.floorplanonline.com/u/282585 into your web browser

See Exclusive Content!
Go to www.floorplanonline.com/u/282585
(or click the tour link below for 2D & 3D FloorPlans, big Photos, Videos & more...)

Dining Room 17'6"x10'

Master Bedroom 9'9"x10'

Bedroom 10'x12'

Living Room 16'x19'

Call2Action f

4810 Creekwood Rd

Austin, TX 78723

MLS #8857828

\$324,900
ACTIVE 7/26/18

3 Beds 2 Baths
Year Built 1960
1,084 Sq. Ft. (\$300 / sqft)

Days on market: 127


Details

Prop Type: House

County: Travis

Area: 3

Subdivision: Manor Hills

Full baths: 2.0

Acres: 0.25

Lot Size: 0.25

List date: 7/26/18

Active date: 7/26/18

Updated: Nov 30, 2018 9:00 AM

List Price: \$324,900

Orig list price: \$375,000

Taxes: \$5,549

School District: Austin ISD

High: Reagan

Elementary: Blanton

Features

AC: Central Air

Construction: 1 Side
Masonry

Dining Description: Kit/Din
Combo

Fence: Chain Link

Flooring: Vinyl Sheet

Foundation Details: Slab

Heating: Central Heat

Interior Features: Crown
Molding, Indoor Utilities,
Shutters

Kitchen Appliances: Cook
Top Gas, Dishwasher,
Disposal, See Agent,
Stainless Steel

Listing Financing: Cash,
Court Approval, FHA, VA

Master Description: Full Bath

Parking Features: 1 Car
Carport

Region: Austin - East

Roof: Composition Shingle

Sewer: City at Street

Sprinkler System: false

Utilities: Electricity on
Property, Natural Gas on
Property

View: Creek/Stream

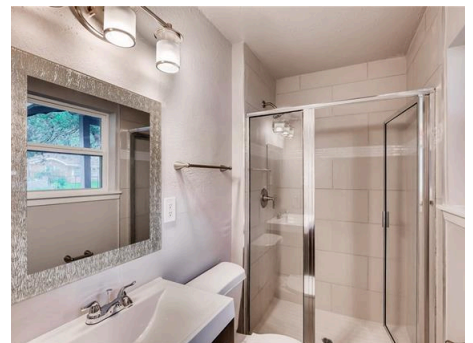
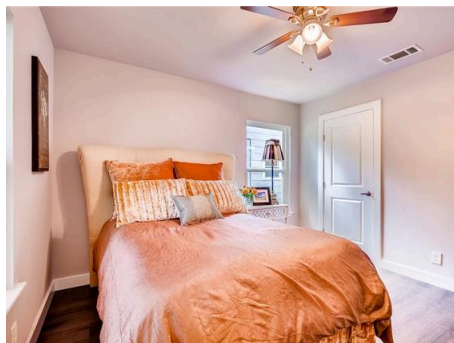
Remarks

Located in highly sought East Austin, minutes from Mueller, Golf course and Downtown, this adorable home welcomes you with a quaint blue entry door, large oak trees, and a covered parking space! Countless modern finishes including new windows, doors, flooring, baseboards, and paint. Full kitchen remodel with granite counter tops, subway tile backsplash and new appliances. Bathrooms have new cabinets and tile. NEW privacy fence with exposed creek access. Vacant lot nextdoor to not be built on.

4810 Creekwood Rd

Austin, TX 78723

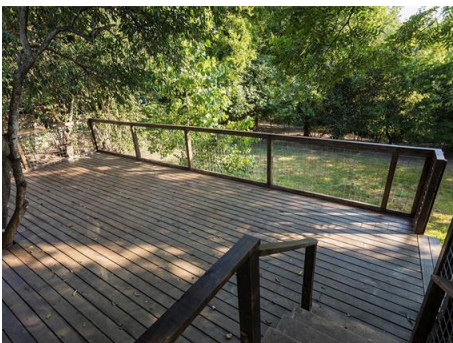
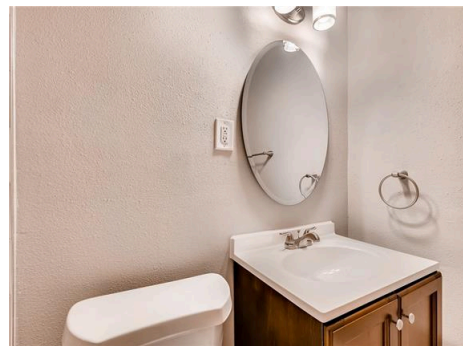
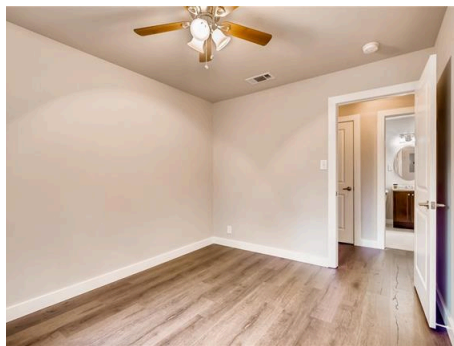
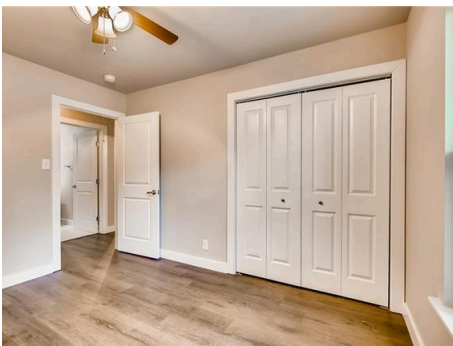
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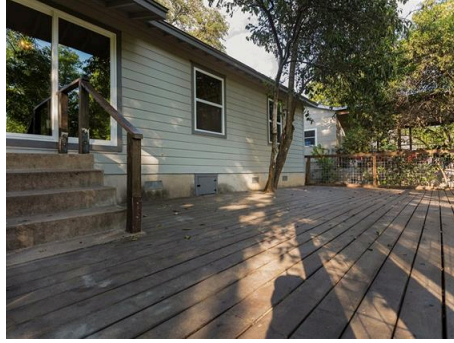
\$324,900**ACTIVE** 7/26/18**3 Beds 2 Baths****Year Built 1960****1,084 Sq. Ft. (\$300 / sqft)****Days on market: 127**

4810 Creekwood Rd

Austin, TX 78723

MLS #8857828





Comparable Property Statistics

X Expired Listings

HIGHEST PRICE **\$554,500**

AVG PRICE / SQFT **\$261**

AVERAGE PRICE **\$473,500**

AVG DOM **177**

LOWEST PRICE **\$355,000**

EXPIRED LISTINGS **5**

W Withdrawn Listings

HIGHEST PRICE **\$499,000**

AVG PRICE / SQFT **\$254**

AVERAGE PRICE **\$379,400**

AVG DOM **144**

LOWEST PRICE **\$299,900**

WITHDRAWN LISTINGS **7**

S Sold Listings

HIGHEST PRICE **\$661,000**

AVG PRICE / SQFT **\$280**

AVERAGE PRICE **\$439,912**

AVG DOM **81**

LOWEST PRICE **\$280,000**

SOLD LISTINGS **14**

A Active Listings

HIGHEST PRICE **\$399,000**

AVG PRICE / SQFT **\$253**

AVERAGE PRICE **\$329,475**

AVG DOM **133**

LOWEST PRICE **\$225,000**

ACTIVE LISTINGS **4**

Sold Property Analysis

Averages

97.8%

Homes sold for an average of 97.8% of their list price.

81

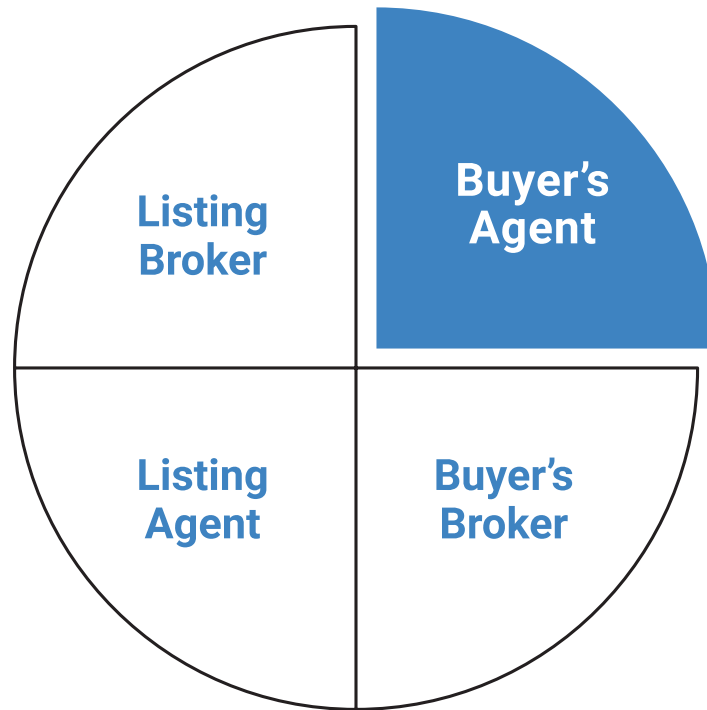
Days on market

It took an average of 81 days for a home to sell.

Analysis

ADDRESS	LIST PRICE	SOLD PRICE	% OF LIST PRICE	DOM	\$ PER SQFT
5006 Pecan Springs Rd #2	\$525,000	\$499,000	95.0%	295	\$248
3405 Pecan Springs Rd	\$488,000	\$483,000	99.0%	5	\$260
3108 E 51st St #801	\$374,990	\$374,990	100.0%	235	\$244
3001 Lovell Dr #B	\$419,900	\$396,500	94.4%	15	\$250
4804 Blueberry Trl	\$315,000	\$280,000	88.9%	33	\$173
4714 Creekwood Rd	\$375,000	\$368,500	98.3%	18	\$326
4516 Rimrock Trl	\$509,000	\$507,000	99.6%	1	\$287
4612 Windy Brook Dr #B	\$429,000	\$435,500	101.5%	4	\$301
4634 Marlo Dr	\$675,000	\$661,000	97.9%	5	\$562
4609 Rimrock Trl	\$599,000	\$595,000	99.3%	77	\$238
4803 Pecan Springs Rd #B	\$284,500	\$290,000	101.9%	2	\$207
5006 Pecan Springs Rd #4	\$509,900	\$490,000	96.1%	376	\$243
5113 Wayborne Hill Dr	\$439,900	\$438,275	99.6%	4	\$311
4802 Creekwood Rd	\$349,999	\$340,000	97.1%	68	\$267
Averages	\$449,585	\$439,912	97.8%	81	\$280

Commission Distribution



The vast majority of real estate agents work on commission, meaning that they are paid once the transaction closes. To simplify how commissions are routed, sales commissions are paid out of the seller's proceeds, according to the terms of the listing agreement and/or the sales contract. Thus, the buyers' agent commission is paid by the sellers, as a portion of their listing commission.

All commissions paid to a real estate agent have to pass through their broker; only a broker can pay a commission and only a broker can sign a listing agreement or a buyer representation agreement.

When the home is listed in the Multiple Listing Service (MLS), the listing broker discloses the terms of the commission to other cooperating brokers, so they know what compensation is offered before they bring their buyers to the listing. When the buyer's broker presents an offer to the seller, it typically includes a provision to collect their share of the sales commission, as offered by the listing agent in the MLS.

At the closing, you will see the amount of commission being paid to each agent's brokerage on the closing disclosure form. There will be a portion for the listing brokerage and a portion for the selling brokerage. Each agent will then be paid by their broker for whatever amount of the commission they have earned based on their compensation agreement with their brokerage.

Because agents are independent contractors, they use their portion of the commission to cover all of their business costs, including marketing, health insurance, licensing costs, business insurance, continuing education, and more.

Why you need a real estate professional

Given the proliferations of services that help home buyers and sellers complete their own transaction, you may have considered whether you should go it yourself instead of working with an agent. However, there is no substitute for an experienced professional, and taking on all the responsibility yourself could be costlier than an agent's commission in the long run.

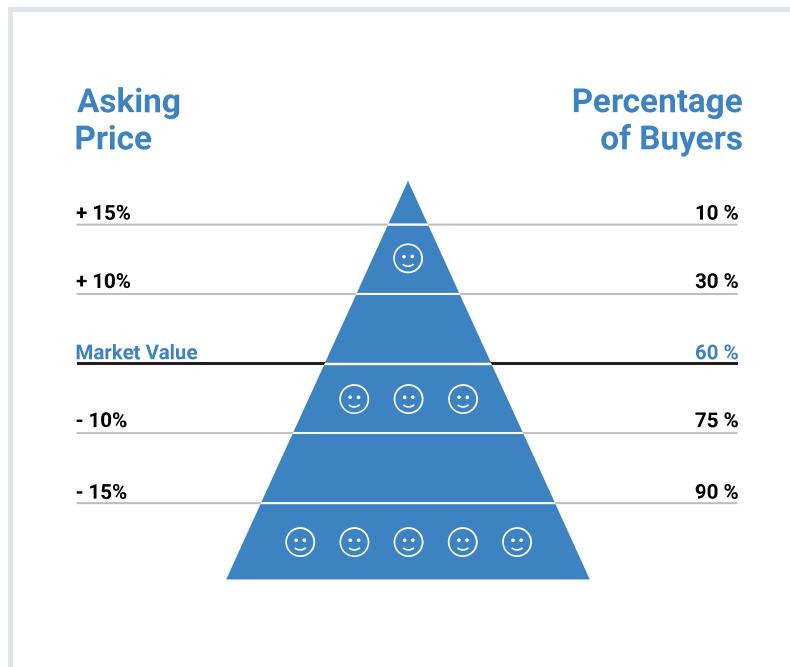
According to the National Association of Realtors' 2017 Profile of Home Buyers and Sellers, only 8% of home sales were accomplished as for sale by owner (FSBO), and of those, 40% knew their buyer personally. FSBO home sales had a median price of \$190,000 in 2017, compared to the agent assisted home sale median price of \$250,000.

Beyond the price advantage of using an agent, homes listed by real estate professionals get more exposure and their sellers get more support. Here are some other considerations:

- They're trained and licensed professionals.
- They have experience in your neighborhood and your market.
- They have oversight from brokers and state licensing officials.
- Their job is to advise you the best way to reach your goals.
- They know how to present your home and deal with buyers.
- They know how and where to market properties effectively.
- They know how to overcome typical snags that occur in real estate transactions and closings.
- They understand state-required disclosures and look out for your best interests.
- They understand personal safety and security for your belongings during showings.
- They know the best resources to make transactions go more smoothly, from bankers to home-stagers to contractors.
- They have access to the most accurate and comprehensive data - the MLS, the only data repository that has the most up-to-date listing and sales information.
- They know how to negotiate.
- Their job is making real estate transactions successful.
- Their continuing education keeps them up-to-date on housing issues.

With a real estate professional in your corner, you'll have a partner by your side to advocate for you and advise you through the entire home sale process.

Intelligent Pricing and Timing



Pricing a home for sale is as much art as science, but there are a few truisms that never change.

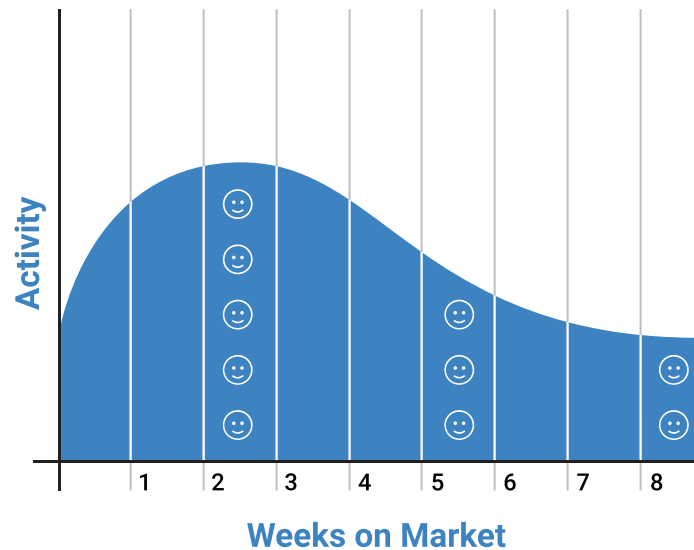
- Fair market value attracts buyers, overpricing never does.
- The first two weeks of marketing are crucial.
- The market never lies, but it can change its mind.

Fair market value is what a willing buyer and a willing seller agree by contract is a fair price for the home. Values can be impacted by a wide range of reasons, but the two biggest are location and condition. Generally, fair market value can be estimated by considering the comparables - other similar homes that have sold or are currently for sale in the same area.

Sellers often view their homes as special, which tempts them to put a higher price on it, believing they can always come down later, but that's a serious mistake.

Overpricing prevents the very buyers who are eligible to buy the home from ever seeing it. Most buyers shop by price range and look for the best value in that range.

Intelligent Pricing and Timing



Your best chance of selling your home is in the first two weeks of marketing. Your home is fresh and exciting to buyers and to their agents.

With a sign in the yard, full description and photos in the local Multiple Listing Service, distribution across the Internet, open houses, broker's caravan, ads, and email blasts to your listing agent's buyers, your home will get the greatest flurry of attention and interest in the first two weeks.

If you don't get many showings or offers, you've probably overpriced your home, and it's not comparing well to the competition. Since you can't change the location, you'll have to either improve the home's condition or lower the price.

Consult with your agent and ask for feedback. Perhaps you can do a little more to spruce up your home's curb appeal, or perhaps stage the interior to better advantage.

The market can always change its mind and give your home another chance, but by then you've lost precious time and perhaps allowed a stigma to cloud your home's value.

Intelligent pricing isn't about getting the most for your home - it's about getting your home sold quickly at fair market value.

Curb Appeal, A First Impression That Lasts

Most buyers form their first impression of your home before they even get out of the car. Curb appeal is the view from the curb that gives potential buyers the first chance to fall in love with your home.

The exterior of your home should be in pristine condition - clean, cleared of clutter, with no visible repairs needed. A broken step, overgrown bush, or abandoned toys in the yard can spoil both the home's appearance and the potential buyer's first impression.

Here's a simple cleanup and spruce up checklist to make sure your home leaves a stellar first impression:

- Clear driveways and walkways of snow, weeds, and debris. Repair or replace cracked steps or pavers. Whenever possible, driveways should be clear of vehicles.
- Keep your lawn mowed, edged, and watered. Prune dead branches and plants. Weed flower beds and replace leggy, thin landscaping with fresh plants and flowers.
- Replace loose or damaged roof shingles, clean the gutters, and paint and caulk window trim and doors.
- Make the front door area shine: consider repainting your front door and placing a new welcome mat. Polish the door hardware and make sure all front facing windows are clean.
- Power wash siding, brick, windows, and porches.
- Replace light fixtures -and if possible, pick new fixtures with the same mounting system to save time and hassle.
- Install new house numbers that match the finish of your light fixtures.
- Consider upgrading your mailbox; it's an inexpensive fix and the first thing that buyers will see when they pull up to your home.
- Install flowerboxes or pots of blooming flowers for a pop of color.
- Hang a seasonal wreath from your front door.

Staging Your Home

When you list your home for sale, it becomes a product rather than your personal retreat. You want potential homebuyers to be able to envision themselves living in the home, which can be difficult if your family's personality is still evident. Before going on market, your agent will recommend decluttering and depersonalizing, but you may also want to bring in a professional stager to help guide you through showing your home in its most marketable light.

When done correctly, staging can not only set the right emotional tone for buyers about the home, but can also help highlight the most attractive features of the home. Staging can potentially make you money, too: 77% of listing agents said a well-staged environment increases the dollar value buyers are willing to offer, according to the National Association of Realtors Profile of Home Staging. Staging can also shorten the length of time your home is on the market, with agents reporting that their staged homes were going under contract faster than those without.

A professional stager will typically begin with an in-home consultation, where they will walk through your home with you, review the property, and provide a report with their advice for the home. The report will include advice on de-cluttering, storing items, reorganizing furniture placement, and possibly changing out paint colors in different rooms. The stager may also give tips for improving curb appeal. The most common rooms that are staged are the living room, kitchen, master bedroom, and dining room.

Depending on what your home needs, and whether you want to do the work yourself or hire it done, your stager could handle bringing in supplementary furniture and décor items, manage painting or other contractors coming to your home, and have a more hands on role in getting your home ready to go on the market. The cost of services provided will vary depending how much assistance your home will need.

Showings and Open House Checklist

Once your home goes on the market, real estate agents may call to show your home anytime, even if you've listed preferred showing times in the instructions. Keeping your home in showtime condition can be challenging, especially if you have children and pets. Here are some pointers for presenting your home in the best light

Showings & Open House Checklist

- **Eliminate clutter:** The less cluttered your home, the better it shows. If you have a lot of knick-knacks, collections, or family mementos, consider renting a portable storage unit, which can be stored until it's time to deliver it to your new home.
- **Keep, donate, throw away:** If you have time before you go on the market, sort unwanted belongings into one of these three baskets. You'll receive more in tax benefits for your donations than pennies on the dollar at a garage sale. It's faster, more efficient and you'll help more people.
- **Remove temptations:** Take valuable jewelry and collectibles to a safety deposit box, a safe, or store them in a secure location. Also secure your prescription medicine and private financial documents.
- **Remove breakables:** Figurines, china, crystal and other breakables should be packed and put away in the garage or storage.
- **Be hospitable:** You want your home to look like a home. Open the blinds, turn on the lights, and make visitors feel welcomed.
- **Have a family plan of action:** When a showing happens at an inconvenient time, get the family engaged. Everyone can pitch in to tidy up in a hurry: pick up glasses, plates, clothing, and anything else left lying about.
- **Get in the habit:** Wash dishes immediately after meals. Clean off countertops. Make beds in the morning. Keep pet toys and beds washed and smelling fresh.
- **Clean out the garage and attic:** Buyers want to see what kind of storage there is.

The Essential Five-minute Clean-up for Showings

Everyone gets a basket and cleans up clutter. Check for hazards, like toys left on the floor. Make sure all toys, including bicycles, are put away.

- **Put pets in daycare, sleep cages or take them with you:** In the listing instructions, there should be a warning if there is a big dog on premises. Buyers with allergies also may appreciate knowing in advance if you have pets.
- **Turn on lights:** Open the drapes, turn on lights so buyers can really see.
- **Give the buyer privacy:** The buyer cannot come to your home without being accompanied by an agent. They will be more comfortable touring the home without your presence.

Moving Checklist

Moving to a new home can be an exciting but stressful journey. By finding the right movers and having a good, though flexible, moving plan, most of the common moving headaches can be easily avoided.

Start planning

Finding the best mover for you at the right price involves a simple evaluation of your needs. Moving companies provide a wide range of services, from planning your move, storing your things, packing and unpacking, to decorating and organizing your belongings in your new home. You can choose which services you want and have them tailored to suit your budget.

Compare movers

When you compare price and service estimates from several companies, you will find that estimates are based on the weight of your household items, the distance they will be moved, and the amount of packing and other services you will require. Be sure to show the estimator every item that will be moved. Estimates should be done in person and include a clear explanation of rates and charges that will apply, the mover's liability for your belongings, pick-up and delivery schedules, and claims protection.

If you are moving interstate, you should read and understand all of the information you will receive. In addition to brochures explaining their various services, moving companies should give you a copy of a consumer booklet titled "Your Rights and Responsibilities When You Move" and information regarding the mover's participation in a Dispute Settlement Program. Distribution of the consumer booklet and the requirement that movers must offer shippers neutral arbitration as a means of settling disputes that may arise concerning loss or damage on household goods shipments are requirements of the Federal Highway Administration (FHWA).

Be prepared

Even in the most well-planned moves, something unexpected may happen. In those instances, insurance is crucial. Check with your homeowner's insurance provider about coverage for your belongings while moving. Your mover will provide either released value insurance (about \$0.60 per pound of goods lost or damaged, according to NAVL.com) or full replacement value, which you must sign for on your bill of lading. If you are not sure how to estimate the value of your belongings for insurance purposes, your insurance carrier can help. Items of special value such as heirlooms, paintings, or collectibles can be insured under separate riders. In the event of damage to an item, file a claim immediately. Be sure to save the packing materials to show to the adjuster, should there be any problems.

Packing up and moving on

Once the time has come to start packing and organizing, here are some tips to make the process smooth:

- Start by packing the things you use most infrequently.
- Pare down items that have accumulated over time by group them into 3 categories Keep, Donate, or Throw Away.
- Create an inventory sheet of valuables and a list of which boxes they were packed in.
- Label your boxes according to the rooms where they'll be moved - bedroom #2, 1st floor bath, etc. Consider using

different colored stickers/tape for each room.

- Provide your movers with copies of the floorplan of your new home, so they can move more efficiently without having to stop and ask you where things go.
- Try to keep boxes under 50 lbs. whenever possible, put heavier items in smaller boxes to reduce bulkiness, and place lighter items in larger boxes.
- Dispose of items that can't be moved, like flammable liquids, cleaning fluids, etc. Prepare your mower by emptying the fuel and recycle your propane grill tanks.
- Snap a photo of the back of electronic devices so you know which wires to attach when setting them up in your new home.
- Pack an overnight bag with moving day essentials, including toiletries, clothes, medications, and charger cords.

The Value of Your Home

In a neighborhood of similar homes, why is one worth more than another? That's the question that's teased buyers and sellers for ages, but the answer is simple.

Every home is different

When a home is sold, a willing seller and a willing buyer determine the value of that home with the sale price. That price then becomes a benchmark for other similar homes, but other factors come into play. The most important are:

Location

The closer a home is to jobs, parks, transportation, schools, and community services, the more desirable it is.

Size

Square footage impacts home value because a larger home is built using more materials, and gives the homeowner more usable space. And a larger lot size could mean more privacy than a smaller one.

Number of bedrooms and baths

Additional bedrooms and bathrooms raise the value of a home compared to similar homes that do not have those rooms.

Features and finishes

Features such as outdoor kitchens and spa baths make a home more luxurious. A home finished with hardwood floors and granite countertops is going to cost more than a home with carpet and laminate countertops.

Condition

The closer a home is to new construction, the more it will retain its value. It's perceived as more modern, up to date, and perhaps safer. Homes that are not updated or in poor repair sell for less as purchasers' factor in the cost of updating and eventually replacing appliances and systems.

Curb appeal

From the street, the home looks clean, fresh, and inviting. Fresh landscaping and flowers won't change the size or location, but they certainly add charm.

When two homes are identical in the same neighborhood, a higher price may come down to something as simple as views, paint colors, or the overall taste of the homeowner.