

MLS #: R105496A (Active) List Price: \$365,000 (1 Hits)

16 Laurel Lane Con Can, TX 78838



Style: 1 Story, Hill Country
Rooms: 8
Bedrooms: 3
Full Baths: 2
Half Baths: 0
Apx Year Built: 2014
Apx SqFt: 2212
SqFt Source: CAD
Garage: None
Condition: New
For Sale: Sale
Price Per SQFT: \$165.01

County: Uvalde
Subdivision: Canyon Oaks 1
School District: Sabinal CISD
Zoning Code:
Apx Acreage: 0.34
Land Size Apx SqFt: 14810.00
Land Dimensions:
FEMA Flood Zone: No
Road Surface: Asphalt

Tax ID #:25815

Tax Year: 2017

Taxes Total \$: 3515.00

Legal Desc: Lot 16, Canyon Oaks Subdivision Unit 1, Concan, TX 78838

HOA: Yes

Assoc Dues \$: 200.00

Deed Restrictions: Yes

Home Warranty:

Room List: Great Room, Kitchen, Utility

Utility Room:

Workshop:

Retail Elec Provider: Bandera Electric

Gas Company Provider:

Water: Rural Co-op

Sewer: Septic

Septic Size:

	Dimensions		Dimensions	Dimensions
Living Room	19 X 18	Breakfast Room		Bedroom 1
Den/Family Room		Office		Bedroom 2
Game Room		Screen Porch/Sunroom		Bedroom 3
Kitchen	14 X 15	Master Bedroom	18 X 16	Bedroom 4

Features: Ceiling Fan, Porch-Front, Satellite Dish, Security System

Appliances: Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Vent Hood, Washer, Water Softener

Terrain: Level

Water Features: Other-See Remarks

Construction: Wood Frame

Heat: Heat Pump

Foundation: Slab

Cooling: Central Electric

Siding: Stone, Stucco

Windows: Vinyl

Roof: Metal

Window Treatments: Some

Water Heater: Electric

Flooring: Hard Tile

Water Htr Gal:

Owner Name: Bryson and Susan Knowles

Occupancy: Vacant

Showing: Appt Needed, Lockbox

Possession: Closing & Funding

Financing: Conventional, VA

SAC: 3

Agent Owned: No

Agency Type: Exclusive Right to Sell

Coop: Both

Seller Pd Expenses: No

Disclosure Statement: Yes

Directions: From Highway 127 at Andy's on the River, turn onto CR 348 (River Road). Go 9/10 mile and turn north on Mariposa. Home is on the corner of Laurel Lane and Mariposa.

Public Remarks: Just in time for summer fun! Vacation home or investment property made easy. New construction 3 bedroom 2 bath home in the popular Canyon Oaks Subdivision in Concan. Fully-furnished turn-key home ready to go for your family or guests. Just off River Road and close to everything in the Concan/Garner Park area. Excellent craftsmanship and superb finish throughout and a surprising amount of storage. Great kitchen with custom cabinets and stainless steel appliances with quartz counter tops. The expansive back porch features an outdoor fireplace for evening relaxation and entertaining. Enjoy swimming, floating, and picnicking at the Private Frio River park exclusively for property owners River Life at its best!

Private Remarks:

Display on Internet: Yes

Display Address: Yes

Allow AVM: No

Allow Comments: No

Org LP: \$365,000

List Dt: 4/7/2018

Expr Dt: 9/7/2018

Pndg Dt:

DOM: 1

Listing Office: Encina Properties (#:161)

Main: (830) 591-9689

Fax:

Listing Agent: Terry Carson (#:2)

Contact #: (830) 591-9689

Agent Email: tcarson2096@gmail.com

Information Herein Deemed Reliable but Not Guaranteed

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