

MLS#: F118798A (Active)
List Price: \$799,000
126 N Boardwalk Dr Center Point, TX 78010



Other Active Status:	Area: 25-Center Point, N of River
Apx Year Built: 1986	City Limits: No
Apx Total SqFt: 3,000	Distance to City Center:
Source SqFt: KCAD	County: Kerr
Apx Acreage: 7.00	Subdivision: Other
Apx Price per Acre: \$0.00	ETJ: No
Style of Main House: Hill Country	Elementary School-Buyer to Verify: Center Point
# Stories Main House: One	Duplicate Listing: Yes
	Duplicate Listing #:

Zoning/District: none		Live Water: No		Mineral Rights: None	
Lot:	Block:	Appraisal District #: 12649		Manufctrd Hsg Permitted: Yes	
Taxes without Exemptions: \$7,732.84			Tax Source: KCAD		
Legal Description: 7.00 acs. out of R. Brown Survey#36 Abs. #28 Kerr			Legal Owner Name: Estate of R. Gordon Morgan, Lynde Marwick Ind. Ex.		
Guest House/Other Buildings: four other buildings					
Equipment Included:			Equipment Included 2:		
Equipment Included 3:			Equipment Included 4:		
Equipment Included Info: Other-See Remarks					
Listing Conditions: Not Applicable					
Agreement Type: Exclusive Right to Sell (Form 1101)		Broker License: 0350330		Title Company: Kerrville Title comp	
Possession: At Closing, Funding		Showing Instructions: Call Listing Office, LA MUST Accompany, Lockbox		Vacant: Yes Lockbox: Yes	
Construction/Exterior of Main House: Stucco, Wood Siding, Frame			Suitable Use: Cattle, Farm, Horses, Orchard, Residential		
Water: Well, Other			Buildings: Barn, Feed Barn, Garage, Hay Shed, Stable, Storage Shed, Tractor Shed, Workshop		
Sewer: Septic Unlicensed			Fencing Types: Cross Fenced, High, Perimeter		
Water Supplier: water well			Water Features/Location: Pond, Other-See Remarks		
Sewer Supplier: unlicensed			Topo/Land Desc: Ag Exempt, Flood Plain, Horse Property, Level, Open		
Gas Supplier: propane			Access: County Road, State Road		
Electric Supplier: Bandera E			Road Surface: Asphalt		
Garbage Supplier: private			For Sale: Sale		
Other Utilities: Cable Available, Electricity Connected, Garbage Service-Private, Phone Available			Will Sell: Cash, Conventional, FHA, VA Loan		
Miscellaneous: No Deed Restrictions					
Docs on File: Boundary Survey, Legal Description, Site Plan					

Remarks: HILL COUNTRY LIVING in Iconic custom built home on 7.00 acs.+/- unrestricted close to Kerrville, Comfort, Boerne, & S.A. TX. A nice place to raise a FAMILY with agricultural or commercial needs/uses. Functional floor plan of 2956 sq.ft +/- per building plans. Home offers plenty of room with 4BR-2BA-3 car attached garage and plenty pf storage space. Need RV space? Workshop with office? Barn with high ceiling and roll up door? Livestock pens and storage barn? WE GOT IT! Interior of home features a Country Kitchen with walk-in pantry, dining combo with plenty of fresh sunlight to brighten your day. EXTRA space in Sun room with double FRENCH doors with access to rear patio for B-B-Q's. Living room with built in book shelves next to a rock fireplace with gas starter, easy access to Primary BR and additional access to Sun room and wet bar. Primary BR features double set of windows for light and window box for extra storage. Primary bath with separate tub & shower, double vanities, dressing vanity, and his/her walk-in closets, BR 2,3, and 4 off hallway near guest bathroom. Zoned H/AC. 2 water wells and storage tank. Perimeter fenced. 4 additional metal buildings for Ag. use. Ag ex. taxes.

Agent Remarks: Contact Broker's office (830-257-2112) to schedule an appointment to show. Listing agent to be present for all showings for first time. Lock box on front door. Broker to provide combo to locks. Leave porch lights and kitchen light on,, and leave business card on kitchen counter. All other buildings will be unlocked for showings. All apx. Sq.Ft. from KCAD. Building plans available on request.

Directions: From Kerrville, take Hwy 27 East to Center Point, Tx. and continue easrt to Hwy 27 & Boardwalk Dr. N. Turn left at caution light and left at next gate entrance.

Withdrawn Remarks:			
Days On Market: 87			
Display on Internet: Yes	Display Address: Yes	Allow AVM: Yes	Allow Comments: Yes
Listing Office: Richter Realty, Inc. (#:1047)		Listing Agent: Larry Richter (#:259)	
Main: (830) 257-2112		Agent Email: xcoach@ktc.com	
Fax: (830) 257-8151		Contact #: (830) 257-2112	

Mail Address 1: 328 Washington, Ste 103	License Number: 0357274
Mail City: Kerrville	
Mail Zip Code: 78028	
Supervising Agent Name: Gracie Richter	
Supervising Agent License #: 0167088	
Buyer should independently verify taxes, accounts, acreage amount, minerals, zoning restrictions, easements, schools, square footage, room sizes and any other information as deemed necessary.	