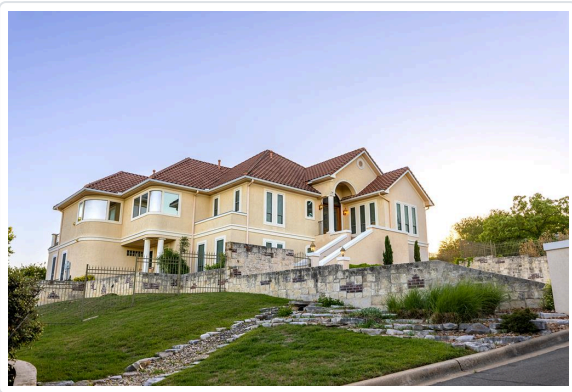


MLS#: R119091A (Active)
List Price: \$1,265,000
107 Deerwood Dr Kerrville, TX 78028



Other Active Status:	Area: 31-Riverhill and Surrounding
Bedrooms: 4	City Limits: Yes
Full Baths: 4	County: Kerr
Half Bath: 1	Subdivision: Highridge @ Riverhill
Apx Year Built: 2001	ETJ: No
Main House Living SqFt: 5,886	Elementary School-Buyer to Verify: Tom Daniels
Apx Total Living SqFt: 5,886	Duplicate Listing: No
Price Per SQFT: \$214.92	Duplicate Listing #:
Source SqFt: KCAD	
Master Bedrm on Main: Yes	
Style: Mediterranean/Tuscan	
# Stories: Two	

Lot Size: see survey	Apx Acreage: 0.50	Zoning/District: R1
Lot: 3	Block: 2	Appraisal District #: 47980
HOA: Yes	HOA Mandatory: No	HOA Term:
Legal Owner Name: Carlton S. Davis and Jeanette M. Davis	HOA Amount \$: \$0.00	
Taxes without Exemptions: \$23,955.51	Tax Source: KCAD	
Legal Description: Highridge @ Riverhill Blk 2 Lot 3		
Guest House: No	# Guest Houses:	Guest House SqFt: 0
Guest House Bedrooms:	Guest House Baths:	Guest House Half Baths:
Guest House Comments:		

	Level	Dimensions		Level	Dimensions
Living Rm	Lower		Master Bedroom	Main	
Dining Rm	Main		Bedroom 2	Second	
Kitchen	Main		Bedroom 3	Second	
Great Rm	Main		Bedroom 4	Second	
Utility/Laundry	Lower		Den		
Util #2	Main		Office	Main	
			Workshop		

Listing Conditions: Not Applicable				
Agreement Type: Exclusive Right to Sell (Form 1101)		Broker License: 0350330	Title Company: Kerrville Title	
Possession: At Closing,	Showing Instructions: 24 Hour Notice, Call Listing Office, LA MUST Accompany,		Vacant:	Lockbox:
Funding	Lockbox Other		No	Yes

Construction/Exterior: Rock, Stucco	Rooms/Buildings: Great Room, Large Master Bedroom, Office, Rec Room, Separate Formal Dining, Split Bedroom, Two Living Areas, Utility Room
Roof: Tile	Laundry: Inside, Lower Level, Main Level, Room
Attic: Access Only, Pull-Down Stairs	Appliances: Central Vacuum, Dishwasher, Disposal, Dryer, Microwave, Range-Electric, Range-Gas, Refrigerator, Separate Ice Maker, Washer, Water Softener-Owned, Commercial Range Type
Foundation: Slab	Interior Features: High Ceilings, Jetted Tub, Security System, Shower Stall, Smoke Detector, Stairs/Steps, Walk-in Closet(s), Shower/Bath Combo
Garage/Carport: 3+ Car Garage, Attached	Fireplace: In Great Room, In Rec Room, Gas Starter
Floors: Carpet, Slate, Wood	Exterior Features: Deck/Patio, Double Pane Windows, Fenced Yard, Gutters, Porch-Covered, Stairs/Steps, Sprinkler System-Lawn, Xeriscaped
Heat: Central, Gas	Water Features/Location: None
Air Conditioning: Central, Electric, Zoned, Other-See Remarks	Topo/Land Desc: Corner Lot, Cul-de-Sac, Exceptional View
Water: Public	Access: City Street
Sewer: Public Sewer	Road Surface: Asphalt
Water Heater: Natural Gas, Two +	Docs on File: Deed Restrictions, Legal Description, Seller's Disclosure, Survey/Plat
Other Utilities: Cable Available, Electricity Connected, Garbage Service-Public, Phone Available, Natural Gas Connected	For Sale: Sale
Gas Supplier: Atmos	Will Sell: Cash, Conventional
Sewer Supplier: city	
Electric Supplier: KPUB	
Garbage Supplier: public	
Water Supplier: city	

Remarks: Beautiful Estate Home located in the exclusive Highridge @ Riverhill subdivision with Hill Country views and a quiet cul-de-sac street. This home features quality custom construction inside and out. Perfect for large family or gatherings of grandchildren to stay in 4BR-4BA-1half BA, two story home. The downstairs has it's own living area, kitchenette, utility room, and three bedrooms and three baths. Rec room access to covered patio. Large Primary BR has exercise room and his and her closets, and large walk-in shower. All the BR's and closets are very spacious. Office/study features lots of built-ins. Wood, slate and travertine floors. three zoned areas of AC/H. The "chef" will enjoy large kitchen with two commercial ranges (one electric and one gas), double ovens, warming drawer, wine fridge, WINE ROOM*, ice maker, microwave, dishwasher, and built-in refrigerator. Large covered porch allows entertainment with vista views. A lot of home to enjoy! Landscaped yard side entrance to three car garage. Owner did purchase home generator (Generac) for back up power.			
Agent Remarks: Please allow 24 hour notice to schedule showing. Listing agent to be present. Contact Listing Broker office (830-257-2112) or Larry's cell number (830-459-3839) to schedule showing.			
Directions: Take Hwy 16 South and turn left on Fairway and left on Highridge Court, and turn right on Highridge Dr. and another right on Deerwood Drive. House is at the corner of Hiighridge Dr. and Deerwood Dr.			
Days On Market: 71			
Withdrawn Remarks:			
Display on Internet: Yes	Display Address: Yes	Allow AVM: Yes	Allow Comments: Yes
Lease Length:		Lease Amount:	
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.			