

MLS #: R105202A (Active) List Price: \$399,000

207 -- Green Oaks Loop Fredericksburg, TX 78624



New Construction: No
Bedrooms: 3
Full Baths: 2
Half Baths: 0
Main House Living SqFt : 1,444
Apx Total SqFt: 1,444
Price Per SQFT: \$276.32
Source SqFt: GCAD
Appx Year Built: 2006
Type & Style: Traditional
Current B&B: No
Stories: One
Heating: Central
A/C: Central Air
Garage/Carport: 2 Car

Unit #:
Original List Price: \$399,000
Area: City-Southwest
Subdivision: N/A, Not in Sub
County: Gillespie
School District: Fredericksburg
Distance From City Limits: In City Limits
Apx Acreage: 0.1700
Seller's Est Tax: 4674.57
Showing Instructions: Lockbox, Occupied,
 See Remarks
Days on Market 2

Tax Exemptions:	Taxes w/o Exemptions: \$4,674.57	Tax Info Source: CAD	CAD Property ID #: 87108	Zoning: R-1
Flood Plain: No	Deed Restrictions: No	STR Permit: No	Permit #: 000000	Manufactured Homes Allowed: No
HOA: No	HOA Fees:	HOA Fees Pd:	HO Warranty:	
Road Maintenance Agreement: No		Rental Property:	Rental \$:	Items Not In Sale:
Guest House: No	# of Guest Houses:	Total Guest House SqFt: 0		
Guest House # Bedrooms:	Guest House # Baths:	Guest House # Half Baths:		

Construction: HardiPlank Type
Foundation: Slab
Roof: Composition
Flooring: Tile
Utilities: CTEC Electric
Water: Public
Sewer: Public Sewer
Fireplace/Woodstove: None
Appliances: Air Filter, Dishwasher, Disposal, Dryer, Microwave,
 Range, Refrigerator, Washer, Electric Water Heater

City/Rural: In City Limits
Site Features: Deck/Patio, Double Pane Windows, Privacy Fence
Interior Features: Ceiling Fan(s), High Ceilings, Pantry, Vaulted
 Ceilings, Walk-in Closet(s), Washer-Dryer Connection
Topography: Few Trees, Garden
Surface Water: None
Access: City Street, Paved
Location Description: Concrete Drive
Documents on File: None
Misc Search: None

Trms/Fin: Conventional	Possessn: Closing/Funding	Excl Agy: No
Title Company: Selecast Title	Attorney:	Refer to MLS#:
Location/Directions: From Main Street, take S Adams St/Hwy 16 South for approximately 1.8 miles. Turn right onto Green Meadows Blvd, then right onto Green Oaks Loop. Property will be on the right.		
Owner: WAKEFIELD, SAMUEL RYDER & HAYLEY JANE		Occupancy: Owner
Legal Description: POST OAK SUBD LOT 4		

Instructions: Call ShowingTime (800-746-9464) to schedule a showing. Property is occupied; please allow adequate notice for all showing requests.

Public Remarks: Charming Craftsman curb appeal, a deep front porch, and vaulted ceilings inside — this one is easy to love. Inviting 3-bedroom, 2-bath home with an easy-to-live-in layout. A vaulted ceiling and exposed wood beam add character to the spacious living room, while the kitchen features updated countertops, a stainless range and dishwasher, ample cabinetry, and a breakfast bar connecting it to the main living area. A separate dining space enjoys plenty of natural light and views of the backyard. The primary bedroom includes a vaulted ceiling and private bath, with two additional bedrooms that can also accommodate guests or a home office. A covered back patio opens to the privacy-fenced yard, where mature trees provide shade and plenty of space for pets, play, gardening, or room for a firepit...and don't forget the most adorable A-frame playhouse for the kiddos! With an attached two-car garage, no HOA, no flood plain, recent interior updates, Fredericksburg ISD, and convenient access to schools, shopping, and downtown, this home is ready for its next chapter.

Agent Remarks:

Display on Internet: Yes	Display Address: Yes	Allow AVM: No	Allow Comments: No
Office Broker's Lic #: 547594			

Listing Office: Portfolio Real Estate - KW (#:1462)
Main: (830) 997-6041
Mail Address 1: 804 S. Adams St
Mail City: Fredericksburg
Mail Zip Code: 78624
Supervising Agent Name:
Supervising Agent License #:

Listing Agent: Jill Tabor (#:12)
Agent Email: jill@jilltabor.com
Contact #: (830) 456-8115
License Number: 0562308

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