



Single-Family ML #: 90269624 Status: **A** LP: **\$150,000** LP/SF: **\$47.99**
 County: **HARRIS** Tax Acc #: **115-985-049-0029-001** Priced at Lot Value Also For Lease: **No**
 Area: **1 - Northeast** Location: **43 - Humble** Mkt Area: **atascocita / humble** KM: **378A**
 Addr: **18503 REGATTA RD** City: **HUMBLE** Zip: **77346-8027**
 Sub: **WALDEN ON LAKE HOU PH 5** Sec #: **5** State: **Texas** Country: **United States**
 Master Planned Legal: **LT 29 BLK 49 CHAMPIONS VILLAGE WALDEN ON LAKE HOUSTON PH 5** DOM: **282***
 Community: **No/** Lot Size: Year Built: PAR: **Y**
 District **9049/Appraisal District** SchDist: **29 - Humble** Elem: **Maplebrook** Middle: **Atascocita** High: **Atascocita**
SCHOOL INFO IS SUBJECT TO CHANGE. BUYERS SHOULD INDEPENDENTLY VERIFY.

Media: **16** / Docs

Office Information

Listing Broker: **PBME01/Realty Associates**
 Listing Agent: **VQT/Vu Truong**
 Addr: **1223 Antoine Drive, Houston TX 77055**
 Email: **vulaevu@yahoo.com**

Office #: Ext:
 Fax #:
 Office Web: **http://www.realtyassociatestex.com**
 Agent Web: **http://www.har.com/investrealestate**

Appt #: **(713)819-7229/Agent**
 PM #:
 Cell Phone: **(713)819-7229**
 Alternate #:



Description and Room Dimensions

Style: Traditional	# Stories: 2	New Construction: No/	Builder Name:	# Bedrooms: 4 / 4
Type: Free Standing	Approx Complete:	Access:	#FB/HB: 2/1	
Lot Size: 9049/Appraisal District	Lot Dim:	Acres: /	Utility Rm:	Garage: 2/Attached Garage
Living:	Dining:	1st Bed: 14x14	4th Bed: 13x12	Carport: /
Den:	Kitchn:	2nd Bed: 13x12	5th Bed:	FrntDoorFaces:
Game Rm:	Brkfst:	3rd Bed: 12x12	Gar/Car:	
Study:	ExtraRm:	Media:	Show: Appointment Required, Lockbox Front	

Agent Remarks: **SHORT SALE SHOULD BE APPROVED BY 9/15/10. FILE WILL BE READY TO CLOSE WITH AN ACCEPTED OFFER.**
 Dir: **From East Beltway 8 North, travel EAST on West Lake Houston Parkway, (RIGHT) on Aerobic Ave, (LEFT) on Blue Water Cove Drive [turns into Sports Haven Drive], (RIGHT) on Malardcrest Drive, (RIGHT) on Regatta Road,**
 Physical Property Description - Public: **BEAUTIFUL HOME W/FULL BRICK IN FRONT with the space and features you want, wrought iron stair case. Large open kitchen with cherrywood cabinets & a huge granite breakfast bar., stainless steel appliances, granite counter tops. Open spacious living area with large bay windows. Large Gameroom seperate Media room. Large master bedroom w high ceilings. Master bath w-separate shower whirlpool tub. CALL LISTING AGENT IF U HAVE QUESTIONS OR 4 SHOWINGS 713*819*7229**

Interior, Exterior, Utilities and Additional Information

Microwave:	Dishwasher:	Cmpctr:	Displ:	SepIceMkr:	Oven:	Range: Freestanding Range
Fireplace: /				UtilRm: Utility Rm in House		
Connect: Electric Dryer Connections, Washer Connections				Bedrooms: Master Bed - 1st Floor		
Energy:				Rooms: Breakfast Room, Formal Dining		
Green/Energy Certifications:				Flooring:	Countertops:	
Interior:				Prvt Pool: No/	AreaPool:	
Master Bath:				Roof: Composition		
Exter Constr: Brick & Wood				Foundation: Slab		
Extr:				St Surf:	Utility Dist:	
Lot Desc: Subdivision Lot						
Waterfront Features:						
Golf Course Name:	Heat: Central Gas			Cool: Central Electric	Wtr/Swr Public Sewer, Public Water, Water District	
Restrictions: Deed Restrictions				Defects: No Known Defects		
Disclosures: Short Sale				Exclusions:		
Management Co./HOA Name: No/ /				List Type: Exclusive Right to Sell/Lease		
T/Date:	List Date: 6/25/2010			Expire Date:		
Compensation: SubAgt 3%	BuyerAgt: 3%			Bonus:	Var/Dual Rate: No	

Financial Information

FinAvl: **Cash Sale, Conventional, FHA, Investor**

1st Assumable: **No**
 Ownership Type: **Full Ownership**
 Maint Fee: **Mandatory/\$220/Annually**
 Other Mandatory Fees: **No/\$0 /**
 Taxes w/o Exemptions/Yr: **\$ 5,708/2009**
 Loss Mitigation: **Yes**

Tax Rate: **2.78613** Exemptions: **Homestead**

Wed, Sep 15, 2010 02:31 PM

*Data Not Verified/Guaranteed by MLS
 Obtain signed HAR Broker Notice to Buyer Form*

Prepared by: **Ann Hang Dang**