



Single-Family ML #: **6223705** Status: **A** LP: **\$115,000** LP/SF: **\$55.85**
 County: **HARRIS** Tax Acc #: **061-158-000-0008-001** Priced at Lot Value Only: Also For Lease: **No**
 Area: **4 - South** Location: **41 - Houston** Mkt Area: **TSU/MED CTR** KM: **533C**
 Addr: **2706 WHEELER ST** City: **HOUSTON** Zip: **77004-5385**
 Sub: **WASHINGTON TERRACE** Sec #: **0** State: **Texas** Country: **United States**
 Master Planned Community: **No/** Legal: **LT 8 BLK 22 WASHINGTON TERRACE** DOM: **5***
 SqFt: **2059/Appraisal District** Lot Size: Year Built: PAR: **Y**
 SchDist: **27 - Houston** Elem: **HISD** Middle: **HISD** High: **HISD**
 SCHOOL INFO IS SUBJECT TO CHANGE. BUYERS SHOULD INDEPENDENTLY VERIFY.

Pics: 9 / [VT](#)

Office Information

Listing Broker: **SUDH01/Sudhoff Properties**
 Listing Agent: **jsudhoff/Jacob Sudhoff**
 Addr: **Three Riverway, Ste 825, HoustonTX 77056**
 Email: listings@jacobsudhoff.com

Office #: **(281)652-5588** Ext:
 Fax #: **(877)221-5575**
 Office Web: <http://www.sudhoffproperties.com>
 Agent Web: <http://www.sudhoffproperties.com>

Appt #: **(713)977-7469/Showing Service**
 PM #: **(832)618-5204**
 Cell Phone: **(832)618-5204**
 Alternate #: **(832)618-5204/Alternate Agent**

Description and Room Dimensions

Style: Traditional	# Stories: 2	New Construction: No/	Builder Name:	# Bedrooms: 3 / 3
Type: Free Standing	ApproxComplete:	Access:	#FB/HB: 2/0	
LotSize: 5250/Appraisal District	LotDim:	Acres: /0 Up To 1/4 Acre	Utility Rm:	Garage: 0/
Living:	Dining:	1st Bed: 14x14	4th Bed:	Carport: /
Den:	Kitchn:	2nd Bed: 11x11	5th Bed:	FrntDoorFaces:
Game Rm:	Brkfst:	3rd Bed: 14x12	Gar/Car:	
Study:	ExtraRm:	Media:	Show: Appointment Required	

Agent Remarks: **Short Sale. Priced to sell, call CSS to show.**

Dir: **288 South, Exit Southmore, Left on Southmore, Left on Dowling, Right on Wheeler, pass stop sign and the house is on the right.**

Physical Property Description - Public: **Tons of potential, and great location trademark this home. Features include original hard wood flooring, antique fireplace, remodeled attic with a loft and private bath thats perfect for guest room or gameroom.**

Interior, Exterior, Utilities and Additional Information

Microwave: **No** Dishwasher: **No** Cmpctr: **No** Dispsl: **No** SepclceMkr: **No** Oven: **Gas Oven** Range: **Gas Range**
 Fireplace: **1/Gas Connections** UtilRm:
 Connect: Bedrooms: **2 Bedrooms Down**
 Energy: Rooms:
 Green/Energy Certifications:
 Interior: Flooring: **Wood** Countertops:
 Master Bath: Prvt Pool: **No/** AreaPool: **No**
 Exter Constr: **Brick Veneer** Roof: **Composition**
 Extr: Foundation: **Pier & Beam**
 Lot Desc: **Cleared** St Surf: **Concrete** Utility Dist:
 Waterfront Features:
 Golf Course Name: Heat: **Central Gas** Cool: **Central Electric** Wtr/Swr **Public Sewer, Public Water**
 Restrictions: **Deed Restrictions** Defects: **No Known Defects**
 Disclosures: **Sellers Disclosure, Short Sale** Exclusions:
 Management Co./HOA Name: **No/ /** List Type: **Exclusive Right to Sell/Lease**
 T/Date: Expire Date:
 Compensation: SubAgt **0%** List Date: **5/13/2010** BuyerAgt: **3%** Bonus: Var/Dual Rate: **Yes**

Financial Information

1st Assumable: **No** FinAvl: **Cash Sale, Conventional**
 Ownership Type: **Full Ownership** Maint Fee: **Voluntary/\$0/**
 Other Mandatory Fees: **No/\$0 /** Tax Rate: **2.6387** Exemptions: **Homestead**
 Taxes w/o Exemptions/Yr: **\$ 3,232/2009**

Tue, May 18, 2010 06:17 PM

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

Prepared by: [Ann Hang Dang](#)