



Single-Family ML #: **96276704** Status: S LP: **\$138,000** LP/SF: **\$50.48**
 County: **HARRIS** Tax Acc #: **114-765-043-0048-001** Priced at Lot Value Also For Lease: **No**
 Area: **13 - Northwest** Location: **91 - Spring** Mkt Area: **spring/kleen** KM: **331c**
 Addr: **3611 Laurel Hollow** City: **Spring** Zip: **77388-**
 Sub: **Cypresswood 12** Sec #: **12** State: **Texas** Country: **United States**
 Master Planned Community: **No/** Legal: **Lt 48131k 43 cypresswood sec 12** DOM: **102***
 SqFt: **2734/** Lot Size: **8142/** Year Built: **1988/Appraisal** PAR: **Y**
 SchDist: **32 - Klein** Elem: **HISD** Middle: **HISD** High: **HISD**
SCHOOL INFO IS SUBJECT TO CHANGE. BUYERS SHOULD INDEPENDENTLY VERIFY.

Pics: 6

Office Information

Listing Broker: **SUDH01/Sudhoff Properties**
 Listing Agent: **krw/Kerry Wald**
 Addr: **Three Riverway, Ste 825, HoustonTX 77056**
 Email: **kerrywald8@gmail.com**

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

Appt #: **(713)977-7469/Showing Service**
 PM #:
 Cell Phone: **(832)274-1831**
 Alternate #:



Description and Room Dimensions

Style: Traditional	# Stories: 2	New Construction: No/	Builder Name:	# Bedrooms: 4 / 5
Type: Free Standing	ApproxComplete:	Access:	#FB/HB: 2/1	
LotSize: 8142/	LotDim:	Acres: /0 Up To 1/4 Acre	Utility Rm: 6X6	Garage: 2/Detached Garage, Oversized Garage
Living: 14X12	Dining: 14X12	1st Bed: 19X15	4th Bed: 11X11	Carport: /
Den: 15X14	Kitchn: 15X14	2nd Bed: 12X12	5th Bed:	FrntDoorFaces:
Game Rm: 16X15	Brkfst: 14X10	3rd Bed: 12X11	Gar/Car: Workshop	
Study:	ExtraRm:	Media:	Show: Lockbox Front	

Agent Remarks: **Short Sale...Home is being remodeled kitchen has been completely gutted and no carpet on main floor and will not be completed; being sold as-is and where-is; seller;'s Bank will negotiate all offers and commissions. Vacant.**

Dir: **I-45 to Louette, left on Ella, right at Laurel Hollow, home is on the left.**

Physical Property Description - Public: **Absolutely gorgeous David Weekley home on a cul-de-sac with 10' to 12' ceilings downstairs, soft golden paint throughout, custom bronze/black iron-rails on staircase, new hardware on doors & locks in bronze/black, kitchen has been completely gutted no cabinets no counter tops/sinks, fireplace, master w/huge sitting area, spa jet tub w/separate shower, dbl.vanity, oversized garage w/10' ceilings, sprinkler, pavestone patio and new pipes in ground.**

Interior, Exterior, Utilities and Additional Information

Microwave: Yes	Dishwasher: Yes	Cmpctr: No	Dispsl: Yes	SepIcMkr: Oven: Electric Oven	Range: Gas Range
Fireplace: 1/Freestanding, Gas Connections				UtilRm: Utility Rm in House	
Connect: Electric Dryer Connections, Gas Dryer Connections, Washer Connections				Bedrooms: Master Bed - 1st Floor, Split Plan	
Energy: Ceiling Fans				Rooms: Breakfast Room, Den, Formal Dining, Formal Living, Gameroom Up	
Green/Energy Certifications:				Flooring:	Countertops:
Interior: Fire/Smoke Alarm, High Ceiling				Prvt Pool: No/	AreaPool: Yes
Master Bath: Double Sinks, Master Bath + Separate Shower, Whirlpool/Tub				Roof: Composition	
Exter Constr: Brick & Wood				Foundation: Slab	
Extr: Back Yard, Back Yard Fenced, Fully Fenced, Patio/Deck, Workshop				St Surf:	Utility Dist: Yes
Lot Desc: Cul-De-Sac				Cool: Central Electric	Wtr/Swr Water District
Waterfront Features:				Defects: No Known Defects	
Golf Course Name:	Heat: Central Gas			Exclusions:	
Restrictions: Deed Restrictions				List Type: Exclusive Right to Sell/Lease	
Disclosures: Short Sale, Special Addendum				Expire Date:	
Management Co./HOA Name: Yes/Cypress Wood HOA /281-852-1155				Bonus:	Var/Dual Rate: No
T/Date:	List Date: 2/12/2010				
Compensation: SubAgt 0%	BuyerAgt: 3%				

Financial Information

1st Assumable: **No**
 Ownership Type: **Full Ownership**
 Other Mandatory Fees: **No/\$ /**
 Taxes w/o Exemptions/Yr: **\$/**
 FinAvl:
 Maint Fee: **Mandatory/\$399/Annually**
 Tax Rate:
 Exemptions:

Pending Information

PD: **5/25/2010** ED: **5/27/2010** SA Public ID: **PEJOVES/Juan Pejoves** TREC #: **0495222**
 Sell Broker: **MAXR01/Maxim Realty** DOM: **102** OPEnd Date: **5/25/2010**

Sold Information

Sale Price: **\$ 90,000** Terms: **Cash Sale** Total Discount Pts: **0** Close Date: **5/27/2010**
 SP/SF: **\$ 32.92** Amortized Years: **0** Days to Close: **2** CoOp: **No**
 New Loan: **\$ 0** Interest Rate: **0** Repair/Actual Paid: **0** Title Paid By: **Seller**
 Seller Contribution to Buyer Costs: **323.73**

Mon, Jun 7, 2010 05:32 PM

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

Prepared by: **Ann Hang Dang**