



**Single-Family** ML #: 92294508 Status: **P** LP: **\$285,000\*** LP/SF: **\$129.37**  
 County: **HARRIS** Tax Acc #: **126-980-001-0004-001** Priced at Lot Value Only: **No** Also For Lease: **No**  
 Area: **16 - Central** Location: **41 - Houston** Mkt Area: **Rice Military/Memorial P** KM: **492G**  
 Addr: **6002 SCHULER AV** City: **HOUSTON** Zip: **77007-3035**  
 Sub: **WESTSIDE ON SCHULER** Sec #: **0** State: **Texas** Country: **United States**  
 Master Planned Community: **No/** Legal: **LT 4 BLK 1 WESTSIDE ON SCHULER** DOM: **240\***  
 SqFt: **2019/Appraisal District** Lot Size: **2500/Appraisal District** Year Built: **2005/Appraisal District** PAR: **Y**  
 SchDist: **27 - Houston** Elem: Middle: **HISD** High: **SCHOOL INFO IS SUBJECT TO CHANGE. BUYERS SHOULD INDEPENDENTLY VERIFY.**

# Pics: 16

**Office Information**

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

Office #: **(713)464-0700** Ext:  
 Fax #: **(832)615-0811**  
 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: **3 /**  
 Type: **Free Standing** ApproxComplete: Access: #FB/HB: **2/1**  
 LotSize: **2500/Appraisal District** LotDim: Acres: / Utility Rm: Garage: **2/Attached Garage**  
 Living: Dining: 1st Bed: **15x13** 4th Bed: Carport: /  
 Den: Kitchn: 2nd Bed: **14x13** 5th Bed: FrntDoorFaces:  
 Game Rm: Brkfst: 3rd Bed: **12x13** Gar/Car:  
 Study: ExtraRm: Media: Show: **Appointment Required, Leave Business Card, Lockbox Front**  
 Agent Remarks: **SHORT SALE HAS BEEN ACCEPTED BUT MUST BE APPROVED BY ALL LIEN HOLDERS... BRING YOUR PICKY BUYERS TODAY**

Dir: **I-10 EAST, WESTCOTT SOUTH, LEFT ON SCHULER**

Physical Property Description - Public: **Near Memorial Park and Washington Ave. restaurants & amenities. Lovely free-standing patio home with front gated entry. 3 bedroom, 2.5 bath; hardwood floors; granite kitchen countertops with breakfast bar; fireplace; High ceilings in spacious master; master bath features separate whirlpool tub and shower.**

**Interior, Exterior, Utilities and Additional Information**

Microwave: **No** Dishwasher: **No** Cmpctr: Dispsl: SepIceMkr: Oven: Range:  
 Fireplace: **/Gaslog Fireplace** UtilRm: **Utility Rm in House**  
 Connect: **Gas Dryer Connections, Washer Connections** Bedrooms: **All Bedrooms Up**  
 Energy: **Ceiling Fans, Digital Program Thermostat** Rooms: **1 Living Area, Living/Dining Combo**  
 Green/Energy Certifications: Flooring: **Carpet, Wood** Countertops: **GRANITE**  
 Interior: Prvt Pool: **No/** AreaPool:  
 Master Bath: **Master Bath + Separate Shower, Master With Tub, Whirlpool/Tub** Roof: **Composition**  
 Exter Constr: **Stone, Stucco** Foundation: **Slab**  
 Extr: St Surf: Utility Dist:  
 Lot Desc: **Subdivision Lot**  
 Waterfront Features: Heat: **Central Gas** Cool: **Central Electric** Wtr/Swr **Public Sewer, Public Water**  
 Golf Course Name: 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: **6/15/2010** Expire Date:  
 Compensation: SubAgt **3%** BuyerAgt: **3%** Bonus: Var/Dual Rate: **No**

**Financial Information**

1st Assumable: **No** FinAvl: **Cash Sale, Conventional, FHA, Investor**  
 Ownership Type: **Full Ownership**

Maint Fee: **Mandatory/\$250/**

Other Mandatory Fees: **No/\$0 /**  
 Taxes w/o Exemptions/Yr: **\$ 9,543/2009**

Tax Rate: **2.5237**

Exemptions: **Non-Exempt**

**Pending Information**

PD: **7/25/2010** ED: **8/30/2010** SA Public ID: **carlos/Carlos Lopez** TREC #: **0527258**  
 Sell Broker: **CREG01/Champions Real Estate Group** DOM: **40** OPEnd Date:

Tue, Jul 27, 2010 10:30 PM

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

Prepared by: **Ann Hang Dang**