

AGENT REPORT



MLS # 216413
Price \$350,000
Class RESIDENTIAL
Type Single Family
Area W Beaumont 6
Address 7720 POND CIRCLE
City Beaumont
State TX
Zip 77707
Status Active

Bedrooms 3
Full Baths 2
Half Baths 1
Garage 2
Access OOLBCD
Pool No
Carport 0
Occupied Owner
Dining Area Breakfast Room
Living Area Living Room

LA: NEIL SPILLER - CELL: 409-880-1142
LO: RE/MAX ON THE WATER - BOLIVAR -- 9009235



Commission SubAgent 0%
Commission Buyers Agent 3%
Variable Commission No
Listing Date 11/25/2020
Expiration Date 5/25/2021
Owners Name Tom Patchimrat
Owners Phone 1 409-350-7221
Owners Phone 2
Owners Phone 3
Owners Phone 4
Tenants Name
Tenants Phone
Original Price \$350,000
Title Company Stewart Title
Base Tax 8325
Tax Account Number 015330-000-004300
-00000-4

Legal LOT 9 SECTION III ROSEMARY, THE
CRESCENT ON WALDEN PHASE 1
Addition Crescent Walden
Number of Acres 0.13
Lot Size 5610
Approx. SQFT 2,240
SQFT Source Appraisal District
Price per SQFT \$156.25
Maintenance Fee (Y/N) Yes
Maintenance Fee \$ \$487 / Yr
Excluded Items

Living Room Dimensions 35.5 x 16.5
Dining Room Dimensions
Breakfast Room Dimensions
Kitchen Dimensions 13.5 x 12.5
Den Dimensions
Utility Room Dimensions 7.5 x 6
Study/Office Dimensions
Master Bedroom Dimensions 15.5 x 15
2nd Bedroom Dimensions 22 x 15.5
3rd Bedroom Dimensions 11 x 10
4th Bedroom Dimensions
Game Room Dimensions
Other Room 1 Dimensions
Other Room 2 Dimensions

FEATURES

<p> WILL SELL Cash, Conventional, FHA, VA HOW SHOWN Call Direct, Owner Occupied, Supra LB timed access AGE 11 - 20 Yrs. MASTER BATH Double Sink, Jetted Tub, Sep. Shower STORIES Two FOUNDATION Slab CONSTRUCTION Partial Brick Veneer, Frame, HardiBoard ROOF Arch. Comp. Shingle GARAGE/PARKING Attached Garage, Additional Parking TYPE INT. FEATURES Blinds/Shades, Cable TV, Carpeting, Ceiling Fan(s), Dryer, Inside Utility Room, Laminate Floors, Master Bdrm Down, Monitored Smoke Alarm, Sheetrock, Tile Floors, Wash/Dry Connection, Washer HEATING More than One, Central Electric COOLING Central Electric ENERGY Double Pane Windows FFEATURES </p>	<p> KITCHEN FEATURES Breakfast Bar, Dishwasher, Free Standing Range, Garbage Disposal, Granite Counter Tops, Ice Maker Conn., Microwave, Pantry, Refrigerator EXTERIOR FEATURES Pond(s) Concrete, Private City Sewer, City Water Beaumont Active 2000 - 2499 Private Photos, Plat Map, Restrictions, Survey </p>
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DIRECTIONS

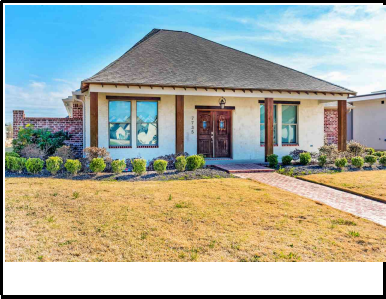
I-10 or Major Drive to Walden Road. The Crescent is located approx half way along Walden. Gated entry.

PUBLIC REMARKS

Public Remarks Well maintained 3 bed, 2.5 bath home located in The Crescent On Walden - one of Beaumont's fastest growing sub-divisions! This is one of the first homes built in The Crescent! Located on Pond Circle the house faces north giving beautiful views of the pond. Inside features a spacious Living Room, Breakfast, Kitchen area. Kitchen with granite counters. Master bedroom at front of the house on ground floor. Master bath has double vanity, jetted tub and separate shower area. Utility room is off the kitchen area. Upstairs

This information is deemed reliable, but not guaranteed.

AGENT REPORT



MLS # 218400
Price \$510,000
Class RESIDENTIAL
Type Single Family
Area W Beaumont 6
Address 7735 Water Edge
City Beaumont
State TX
Zip 77707-3664
Status Active

Bedrooms 4
Full Baths 3
Half Baths 1
Garage 3
Access Showing Services
Pool Yes
Carport 0
Occupied Owner
Dining Area Formal Dining
Living Area Both

LA: BEN THAMES - CELL: 409-720-9443
LO: ADVANTAGE REAL ESTATE - 0566636



Commission SubAgent 1.0
Commission Buyers Agent 3.0
Variable Commission No
Listing Date
Expiration Date
Owners Name
Owners Phone 1
Owners Phone 2
Owners Phone 3
Owners Phone 4
Tenants Name
Tenants Phone
Original Price \$510,000
Title Company Capital Title - Brenda
Base Tax 10739.04
Tax Account Number 015330-000-008500
-00000

Legal LOT 2 SECTION V SIENNA
Addition Crescent Walden
Number of Acres 0.34
Lot Size 65.40x178 & 20.80x178
Approx. SQFT 3,282
SQFT Source Appraisal District
Price per SQFT \$155.39
Maintenance Fee (Y/N) Yes
Maintenance Fee \$ 1200
Excluded Items

Living Room Dimensions
Dining Room Dimensions
Breakfast Room Dimensions
Kitchen Dimensions
Den Dimensions
Utility Room Dimensions
Study/Office Dimensions
Master Bedroom Dimensions
2nd Bedroom Dimensions
3rd Bedroom Dimensions
4th Bedroom Dimensions
Game Room Dimensions
Other Room 1 Dimensions
Other Room 2 Dimensions

FEATURES

<p> WILL SELL Cash, Conventional, FHA, VA HOW SHOWN Appointment Only, Owner Occupied, Pets, Coded LB AGE 5 Yrs. and Under MASTER BATH Double Sink, Garden Tub, Sep. Shower STORIES One & Half FOUNDATION Slab CONSTRUCTION Brick Veneer, Stone ROOF Arch. Comp. Shingle GARAGE/PARKING Attached Garage TYPE OTHER ROOMS In-Law Room, Unfinished Bonus Room INT. FEATURES Blinds/Shades, Cable TV, Ceiling Fan(s), Inside Utility Room, Master Bdrm Down, Sheetrock, Smoke Alarm, Tile Floors, Wash/Dry Connection HEATING More than One, Central Gas COOLING Central Electric, More than One FIREPLACE More than One, Woodburning F/P </p>	<p> KITCHEN FEATURES EXTERIOR FEATURES FENCE POOL WARRANTY COVERAGE STREET/LOT WATER/SEWER SCHOOL DISTRICT HOME OWNERS ASSN. APX SQ. FOOTAGE RANGES ROAD FRONTAGE ON FILE </p>	<p> Breakfast Bar, Built-in Oven, Cook Top, Dishwasher, Garbage Disposal, Granite Counter Tops, Microwave, Pantry Landscape Lighting, Sprinkler System, Lake(s) Iron/Vinyl, Wood Privacy Built-in Hot Tub, In Ground, Salt Water Home Serv. Plan Concrete, Private City Sewer, City Water Beaumont Active Over 3000 City Copy of Deed, Restrictions, Wind Storm Cert. </p>
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DIRECTIONS

Take Walden Road to the entrance of The Crescent on Walden. Follow Esplanade to Water Edge.

PUBLIC REMARKS

Public Remarks Beautifully appointed home in the Crescent on Walden Subdivision of Beaumont. Split floor plan, large living room, office, a mother-in-law bedroom and unfinished bonus room. Tons of natural light to the courtyard will allow you to enjoy the view of your own little oasis close to the city. Ton's of little extras all throughout the home. Please do yourself a favor and come take a look!

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